THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
James G. Atkins 325 Clearlake Drive W. Nashville, TN 37217	Colonial Mortgage Co. One Commerce Street P.O. Box 250C Montgomery, AL 36142-0001	Map 136-10 Parcel 40

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of indebtedness to Colonial Mortgage Company secured by a Deed of Trust of record in Book 6845, page 535, Register's Office for Davidson County, Tennessee,

we, Jack C. Pickens and wife, Nancy I. Everett Pickens

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

James G. Atkins and wife, Carol L. Atkins

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows, to-wit:**

Being Lot No. 483, on the Plan of Priest Lake Park, Section 7-A, which is of record in Book 5200, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack C. Pickens and Nancy I. Everett, by deed from William Harrison Crabtree. Jr. and wife, Sandra B. Crabtree of record in Book 7113, page 711, Register's Office for Davidson County, Tennessee. The said Nancy I. Everett having since married and being Nancy I. Everett Pickens.

( ) unimproved
This is (x) improved property at 325 Clearlake Drive West, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of July, 1988.

Jack C Pickens
JACK C. PICKENS

Nancy Everett Pickens
NANCY I. EVERETT PICKENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack C. Pickens and wife, Nancy I. Everett Pickens the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 1988.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 99,871.19.

O. Edward Cohn
AFFIANT

Subscribed and sworn to before me this 8th day of July, 1988.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

48389

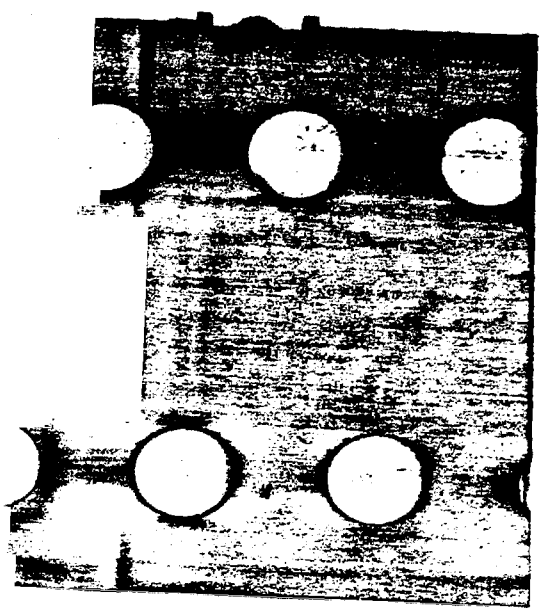
IDENTIFICATION REFERENCE

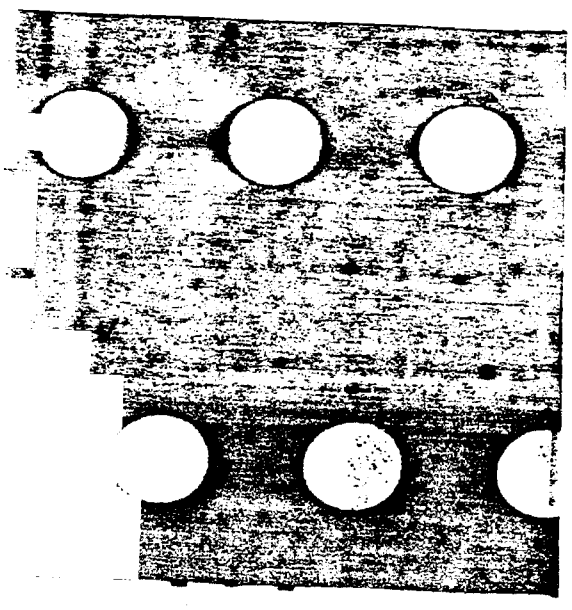
JUL 12 1 42 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

ICSO

3977 07/12 0101 03CHECK 336.17





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7597 PAGE 191

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 99871.19
CON TX 329.67
PRFEE 0.50
MISCED 6.00
TOTAL 336.17
CHECK 336.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5977

48389

IDENTIFICATION REFERENCE

JUL 12 1 42 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111815