THIS INSTRUMENT PREPARED BY:
Mail STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
BRADY LEE BRIGGS, ET UX
JENNIFER W. BRIGGS
4002 IVY DRIVE
NASHVILLE, TN. 37216
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:
73-1-213

97 10/25 0101 03CHECK 237.40

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00.

Brady Lee Briggs
AFFIANT

Subscribed and sworn to me, this the day of October, 1990.

Notary Public
My commission expires: 9-11-92

67479

IDENTIF. TREFERENCE

Oct 25 8 29 AM '90

ELLEN Z. WILSON, CLERK
DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Don O. Atkins et ux Rose Marie Atkins to Cenlar Federal Savings Bank, of record in Book 7126, page 616, Register's Office for Davidson County, Tennessee, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, we, DON O. ATKINS ET UX, ROSE MARIE ATKINS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said BRADY LEE BRIGGS ET UX JENNIFER W. BRIGGS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4002 Ivy Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15th day of October, 1990.

Don O. Atkins
DON O. ATKINS

Rose Marie Atkins
ROSE MARIE ATKINS

Brady Lee Briggs
BRADY LEE BRIGGS

Jennifer W. Briggs
JENNIFER W. BRIGGS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DON O. ATKINS and ROSE MARIE ATKINS**, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 23rd day of October, 1990.

Denise C. Ellis
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 5-11-92

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRADY LEE BRIGGS AND JENNIFER W. BRIGGS**, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the

within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 23rd day of October, 1990.

Denise C. Akins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-11-92

Exhibit A

LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Moss Rose Heights, Sections 3 and 4, as of record in Book 1835, Page 103, 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 Don O. Atkins et ux, Rose Marie Atkins by Deed from Gerry Lynn Hurst et vir, Charles M. Hurst, of record in Book 7126, page 613, Register's Office for Davidson County, Tennessee.

Exhibit B

1. 1991 real property taxes and all future property taxes constitute a lien, although the same are not yet due and payable.

2. Plat of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee, which includes a 50-foot minimum building setback line from Ivy Drive and a 20-foot minimum building setback line from Fremont Avenue, and a 10-foot public utility and drainage easement along rear of lot.

3. Deed of Trust from Don O. Atkins, et ux, Rose Marie Atkins to D. Gene Merrill and Frederick E. Brooks, Trustees, of record in Book 7126, page 616, Register's Office, Davidson County, Tennessee, to secure to Cenlar Federal Savings Bank the payment of one note dated January 29, 1987, in the original principal amount of $66,700.00, due and payable as set forth therein.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8224 PAGE 5

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 68000.00
CON TX 224.40
PRFEE 1.00
MDEED 12.00
TOTAL 237.40
CHECK 237.40

10/25/90 01 08:30 0001 3197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67479

IDENTIF. REFERENCE

OCT 25 8 29 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 367361