[redacted] COUNTY, STATE OF TENNESSEE
[redacted] BETTY J. ROSS, Register [redacted] this
[redacted] received at 8:00 [redacted] o'clock
A.M. on 11-23 1992 recorded in
Book No. N Page 252 entered in
Book 327 Page 217
[redacted] Receipt No. 54677
[redacted] 144.30
[redacted]
[redacted] 1.00
[redacted] 8.00
[redacted] 153.30
[redacted]

BOOK 9262 PAGE 60

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
ATKINS CONSTRUCTION CO. Box 65 Ashland City, TN 37015	Same	Cheatham Co.-Map 39, Parcel 78, Davidson Co.-P/O Map 13 Parcel 11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

Atkins Construction Co.

By: James W. Atkins

Subscribed and sworn to before me this 20 day of November, 1992.

Notary Public

My Commission Expires:
11/25/95

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Willard E. Dickens and wife, Anne Elizabeth Dickens, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Atkins Construction Co., a Tennessee corporation, hereinafter referred to as Grantees, its successors and assigns, a certain tract or parcel of land in the 2nd Civil District of Cheatham County, State of Tennessee, and in the 14th Civil District of Davidson County, State of Tennessee described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated September 2, 1990 and known as Job No. 92-590 as follows, to wit:

> Beginning at an iron pin set in the easterly margin of Highway 41-A, the most southwest corner of this tract, and being a corner to Georgie R. Greenwood (deed book 160, page 368); thence, with the margin of said highway, N. 34° 08' 10" West 200.49 feet to an iron pin set in the margin of said highway, corner to Lloyd F. Smith (deed book 150, page 402 and book 293, page 569); thence, leaving said highway and with the line of said Smith for the next three calls as follows: North 55° 39' 08", East 301.77 feet to an iron pin set; thence, North 41° 35' 52" West 54.20 feet to an existing iron stake; thence, North 26° 39' 08" East 344.09 feet to an existing iron pin, corner to said Smith, and in the line of J. W. Chambliss (deed book 314, page 480); thence, with the line of said Chambliss, South 82° 31' 08" East 638.00 feet to an iron pin set, corner to said Chambliss; thence, with a new line and Tract 2, this survey, South 85° 56' 53" East 548.19 feet to an iron pin set at or near the corner of

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

[redacted]

Billy R. Walker; thence, with the line of said Walker for a ways and then Daniel Mark Bracy, South 07° 05' 23" West 891.00 feet to an iron post, corner to said Bracy, Claude Frazier, Atkins Construction Co.; thence, with the line of said Atkins Construction Co., North 83° 13' 45" West 808.36 feet to an existing iron pin, corner to said Georgie R. Greenwood, thence, with the line of said Greenwood for the next four calls as follows: North 02° 12' 07" East 350.69 feet to an existing iron pin; thence, South 71° 40' 19" West 209.02 feet to an existing iron pin; thence, North 33° 25' 21" West 50.00 feet to an existing iron pin; thence, South 72° 04' 32" West 325.00 feet to the beginning, containing 23.36 acres more or less.

Being part of the property conveyed to Willard E. Dickens and wife, Esther M. Dickens, by deed from Winnie L. Bracy, a widow, of record in Deed Book 131, page 55, Register's Office for Cheatham County, Tennessee. The said Esther M. Dickens has now died, and Willard E. Dickens has remarried, and his wife, Anne Elizabeth Dickens, enters into this conveyance for the purpose of conveying any and all marital rights which she may hold in the aforementioned property.

This is unimproved property located in Cheatham County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered with the exception of a right-of-way for Clarksville Highway of record in Book 114, page 470, Register's Office for Cheatham County, Tennessee.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its, successors and assigns, against the lawful claims of all persons whomsoever.

22154
IDENTIFICATION REFERENCE

94 MAR -1 AM 9:25
FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

WITNESS our hand this 20 day of November, 1992.

Willard E. Dickens

Willard E. Dickens

Anne Elizabeth Dickens

Anne Elizabeth Dickens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of November, 1992, before me personally appeared Willard E. Dickens and wife, Anne Elizabeth Dickens, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness our hand and seal, at office in Nashville, Davidson County, Tennessee, this 20th day of November, 1992.

Notary Public

My Commission Expires: 11/25/95

STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
01 0101 01CASH
8.00