WARRANTY DEED

FROM: Chester B. Atkins and wife, Leona Atkins

TO: Nashville Area Habitat for Humanity, Inc.

Address New Owner(s) and Send Tax Bills to:
Nashville Area Habitat
for Humanity, Inc.
1103 Chapel Ave.
Nashville, TN 37206

Map and Parcel Numbers:
72-7-222 and 72-14-41

P.V.A. 10003 PG 241

This instrument prepared by: Leitner, Warner, Moffitt, Williams, Dooley, Carpenter & Napolitan, 2300 First American Center, Nashville, Tennessee 37238.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever, is greater, for this transfer is $ 66,000.00.

Patricia H Eason
Affiant

Subscribed and sworn to before me, this the 12TH day of MARCH, 1996.

Notary Public

My Commission Expires: 9/27/97

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Chester B. Atkins and wife, Leona Atkins hereinafter called "Grantor," have this day bargained and sold, and do hereby transfer and convey unto Nashville Area Habitat for Humanity, Inc., hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is free and clear of all encumbrances.

Grantor further covenants and binds itself, its successor and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument as of March 12, 1996.

GRANTOR:

Chester B. Atkins

Leona Atkins

0167383
IDENTIF. # REFERENCE

96 APR -3 PM 1:42
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10003 PG 242

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chester B. Atkins and wife, Leona Atkins, the bargainor(s), 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 NASHVILLE, Tennessee, this the 12th day of MARCH, 1996.

Shirley R. Welch
Notary Public

My Commission Expires:

9/27/97

SHIRLEY R. WELCH NOTARY PUBLIC

A:\habit3.wd

6305 04/03 0101 03CHECK 257.20

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map showing the tract on McGavock Pike, formerly Maxey Avenue, conveyed by Lizzie Hunley to Sarah E. Quinn, not of record, and described as follows:

Beginning at a point in the south margin of McGavock Pike, 263.6 feet west of the intersection of said Pike with the west margin of Branch Avenue, formerly McKinney Avenue; thence South 3-3/4 deg. West 200 feet; thence North 83 1/2 deg. West 50 feet; thence North 3-3/4 deg. East 200 feet to the south margin of McGavock Pike; thence with said Pike, South 83 1/2 deg. East 50 feet to the beginning.

Being the same property conveyed to CHESTER B. ATKINS by deed from RANDALL PHILLIPS of record in Book 3217, page 387, said Register's Office .

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of N.J. Gibson's Subdivision of Lot no. 2 of the Cahal Lands, as of record in Book 161, page 165, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the southerly side of Cahal Avenue, and extends back 247.6 feet on the easterly line and 247.8 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to CHESTER B. ATKINS by deed from ERNEST M. ZINK AND WIFE ADA MAI ZINK of record in Book 3466, page 75, said Register's Office .



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

RECEIVED OF _____

FOR _____

PAGE 10003 PG 244

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 12.00
TOTAL 257.20
CHECK 257.20

04/03/96 01 13:48 0001 6205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167383
IDENTIF. ↑ REFERENCE

96 APR -3 PM 1:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024200