THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $120,000.00. **Affiant** Subscribed and sworn to before me, this 12th day of September, 1996. Notary Public My Commission Expires: 2-24-99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Amanda Russell 1916 20th Avenue South Nashville, TN 37212	SAME	104-12-355 22W 13970

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESTER B. ATKINS AND WIFE, LEONA ATKINS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AMANDA RUSSELL,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 60 feet of Lot No. 62 on the Plan of Christopher and Kirkman's Belmont Park Addition to Nashville, as of record in Book 57, page 158, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is that property conveyed to The Nashville Housing Authority of record in Book 4632, page 602, Register's Office for said County described as land in Davidson County, Tennessee, being part of Lot 62 on the Revised Plan of Christopher and Kirkman Addition, as of record in Book 57, page 158, Register's Office for Davidson County, and more particularly described as: Beginning at a point, said point being the northwest corner of the above mentioned property; thence along the northerly margin of said property in an easterly direction 17.5 feet, more or less to a point; thence along a line in a southwesterly direction a distance of 20 feet, more or less to a point, said point being located in the westerly margin of 20th Avenue South; thence along said margin in a northerly direction a distance of 10 feet, more or less, to the point of beginning and containing 87.5 square feet, more or less.

Being the same property conveyed to Chester B. Atkins and wife, Leona Atkins, by deed from William Wood and wife, Carolyn Wood, of record in Book 8964, page 347, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 1916 20th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever; and we covenant with the Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 12 day of September, 1996.

Chester B. Atkins

Leona Atkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHESTER B. ATKINS and LEONA ATKINS,** the within named bargainors, with whom I am personally acquainted, and who acknowledged that each executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of September, 1996.

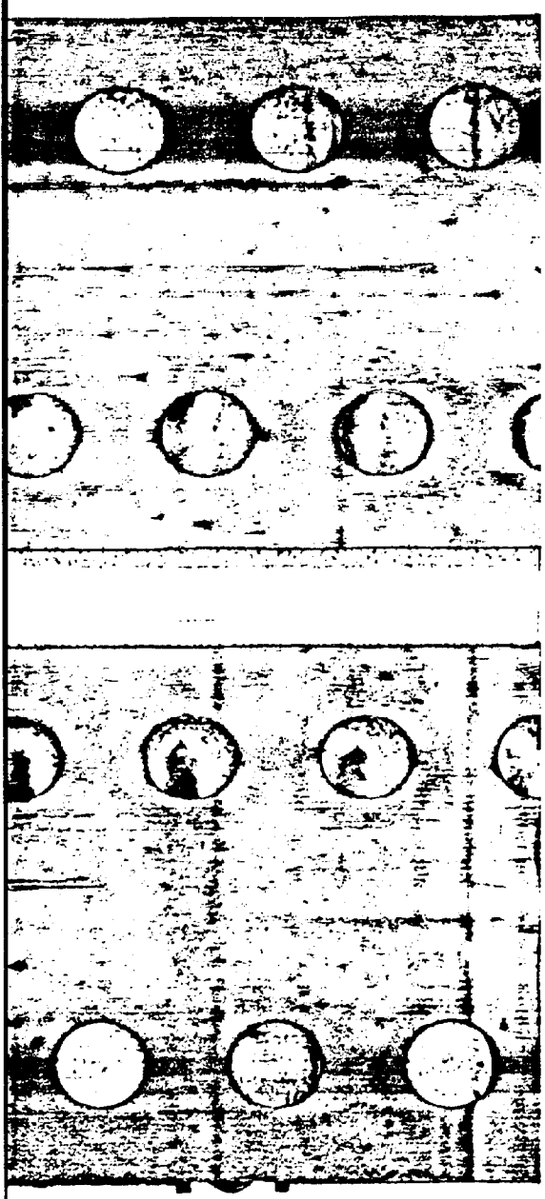
Regina R. Crabtree
Notary Public

My Commission Expires: 7-24-99

96 SEP 18 PM 3:42
FEE AMT. PAID REGISTER
DAVIDSON COUNTY, TN.

0039 09/18 0101 03CHECK 453.0

0046401.01



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

RECEIVED OF _____

FOR _____

BOOK 10195 PG 294

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	120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	453.00
			CHECK	453.00

09/18/96 01 15:45 0001 0039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226712
IDENTIFICATION REFERENCE

96 SEP 18 PM 3:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1032467