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 $230,000.00. Leona J. Atkins **Affiant** Subscribed and sworn to before me, this 13th day of September, 1996. Regina Rochelle Notary Public My Commission Expires: 7-30-99

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Merle Atkins Russell 3508 Woodmont Blvd. Nashville, TN 37215	SAME	117-05-107 7DA 10510

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, **LEONA J. ATKINS AND HUSBAND, CHESTER B. ATKINS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MERLE ATKINS 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a hackberry tree at the southeast corner in the northerly margin of Woodmont Avenue, 441 feet east of the intersection of the northerly margin of Woodmont Avenue and the center of the Golf Club Lane (Bowling Avenue, extended south), said hackberry tree being the southwest corner of a tract of land formerly owned by Martha Stokes Lindsey; thence with the northerly margin of Woodmont Avenue, eastwardly 130 feet to a point; thence northwardly 362.35 feet to a point; thence westwardly 129.37 feet to a point; thence southwardly 353.25 feet to the point of beginning.

Being the same property conveyed to Leona J. Atkins and husband, Chester B. Atkins, by deed from William D. McMurray, unmarried, of record in Book 9865, page 615, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 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.

2. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, for sanitary sewers and/or storm drainage, of record in Book 4084, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as 3508 Woodmont Blvd., Nashville, TN 37215.

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.

Leona J. Atkins

Chester B. Atkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEONA J. ATKINS AND CHESTER B. 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. Crabb
Notary Public

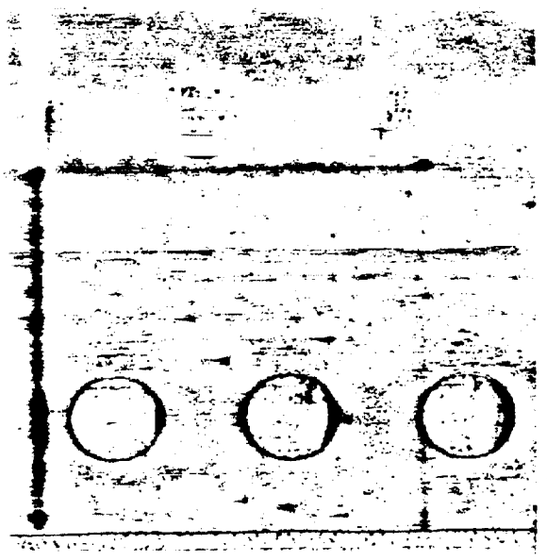
My Commission Expires: 7-24-99

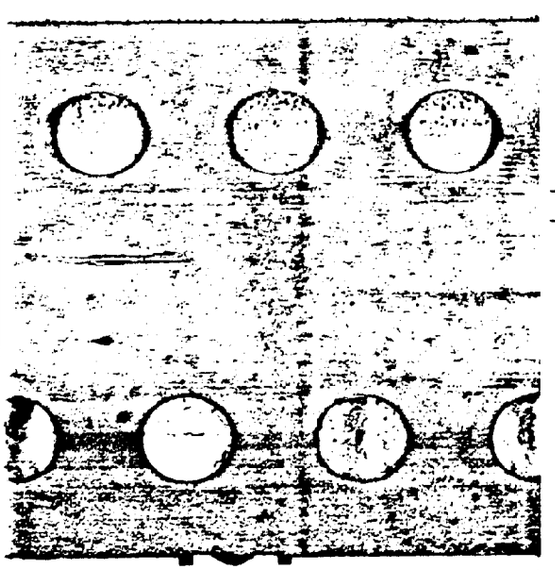
02267114
IDENTIFICATION REFERENCE

96 SEP 18 PM 3:44
REGISTER
DAVIDSON COUNTY, TN.

0041 09/18 0101 03CHECK
800.00

0046393.01





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10195 PG 301

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	230000.00
			CON TX	851.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	860.00
			CHECK	860.00
09/18/96	01	15:47	0001	0041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226714
IDENTIFICATION REFERENCE

95 SEP 18 PM 3:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1032469