BOOK 10353 PG 82

80 X 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF February, 1997

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MARK ATKINS (NAME)	SAME (NAME)	41-34,35 (part)
3682 Glenn Raven Road (ADDRESS)	(ADDRESS)	
Cedar Hill, TN 37032 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES T. BOLLES, JR., AND WIFE, BETTY B. BOLLES AND
WILLIAM C. BREEDLOVE, JR., AND WIFE, MARY ANN BREEDLOVE

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

MARK ATKINS AND WIFE, TERRI ATKINS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro taxes for 1997, a lien, but not yet due and payable.

2. TVA Transmission Line Easement of record in Book 2810, page 82, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants as shown on attached Exhibit "B".

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of February, 19 97.

James T. Bolles Jr.
JAMES T. BOLLES, JR.

Betty B. Bolles
BETTY B. BOLLES

William C. Breedlove Jr.
WILLIAM C. BREEDLOVE, JR.

Mary Ann Breedlove
MARY ANN BREEDLOVE

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES T. BOLLES, JR., AND WIFE, BETTY B. BOLLES AND WILLIAM C. BREEDLOVE, JR., AND WIFE, MARY ANN BREEDLOVE, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 18th day of February, 19 97.

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING LOCATED ON THE WESTERN MARGIN OF BRICK CHURCH PIKE, NORTH OF BELLE GRIMES LANE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY CRAWFORD LAND SURVEYORS, P. C., WILLIAM C. COCKRILL, R.L.S., NO. 1401, DATED JANUARY 16, 1997, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE WESTERN MARGIN OF BRICK CHURCH PIKE, SAID MONUMENT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JAMES T. BOLLES, OF RECORD IN BOOK 9965, PAGE 747, R.O.D.C.;

THENCE, WITH SAID MARGIN AND WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 6-38'11", A RADIUS OF 1116.00 FEET, AN ARC OF 129.26 FEET, AND A CHORD OF S52-00'30"E, FOR A DISTANCE OF 129.19 FEET TO AN IRON PIN;

THENCE, WITH SAID MARGIN S48-41'24"E, A DISTANCE OF 46.73 FEET TO AN IRON PIN;

THENCE, WITH SAID MARGIN AND WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 8-59'22", A RADIUS OF 543.00 FEET, AN ARC OF 84.25 FEET, AND A CHORD OF S44-14'43"E, FOR A DISTANCE OF 84.16 FEET TO AN IRON PIN;

THENCE, S50-11'58"W, A DISTANCE OF 5.00 FEET TO AN IRON PIN;

THENCE, WITH SAID MARGIN AND WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27-36'41" A RADIUS OF 538.00 FEET, AN ARC OF 259.27 FEET, AND A CHORD OF S25-59'42"E, FOR A DISTANCE OF 256.77 FEET TO A POINT;

THENCE, LEAVING SAID MARGIN, N87-16'00"W, A DISTANCE OF 1519.80 FEET TO A POINT;

THENCE, S02-25'32"W, A DISTANCE OF 400.00 FEET TO A POINT IN THE NORTH LINE OF SKYLINE SUBDIVISION, SECTION TWO, OF RECORD IN BOOK 3700, PAGE 46, R.O.D.C.;

THENCE, WITH SAID LINE, N87-16'00"W, A DISTANCE OF 523.93 FEET TO A CONCRETE MONUMENT;

THENCE, N02-25'32"E, A DISTANCE OF 717.75 FEET TO A POINT;

THENCE, S88-02'35"E, A DISTANCE OF 124.21 FEET TO AN IRON PIN;

THENCE, S86-15'07"E, A DISTANCE OF 308.31 FEET TO AN IRON PIN;

THENCE, S84-31'16"E, A DISTANCE OF 371.04 FEET TO A PLANTED STONE;

THENCE, S86-15'35"E, A DISTANCE OF 914.51 FEET TO A PLANTED STONE;

THENCE, N05-11'50"E, A DISTANCE OF 109.65 FEET TO THE BEGINNING, CONTAINING 804,588 SQUARE FEET OR 18.47 ACRES, MORE OR LESS.

Being part of the same property conveyed to James T. Bolles, Jr., and wife, Betty B. Bolles and William C. Breedlove, Jr., and wife, Mary Ann Breedlove, by deed from Devereaux D. Cannon, Jr., Trustee, of record in Book 9965, page 747, said Register's Office.

RESTRICTIONS FOR TRACT 1-5
RUTH O. BOZEMAN PROPERTY
BRICK CHURCH PIKE, NASHVILLE, TN

BOOK 10353 PG 85

1. No Swine or commercial poultry may be kept on property.

2. No Storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

3. No noxious or offensive operations shall be conducted or maintained on any tract, and nothing shall be done an any tract which constitute a nuisance or unreasonable annoyance to the neighborhood.

4. No mobile homes will be permitted.

5. These restrictive covenants may be amended and/or altered from time to time by the recording of a written instrument executed by the owners of 60% of all the tracts.

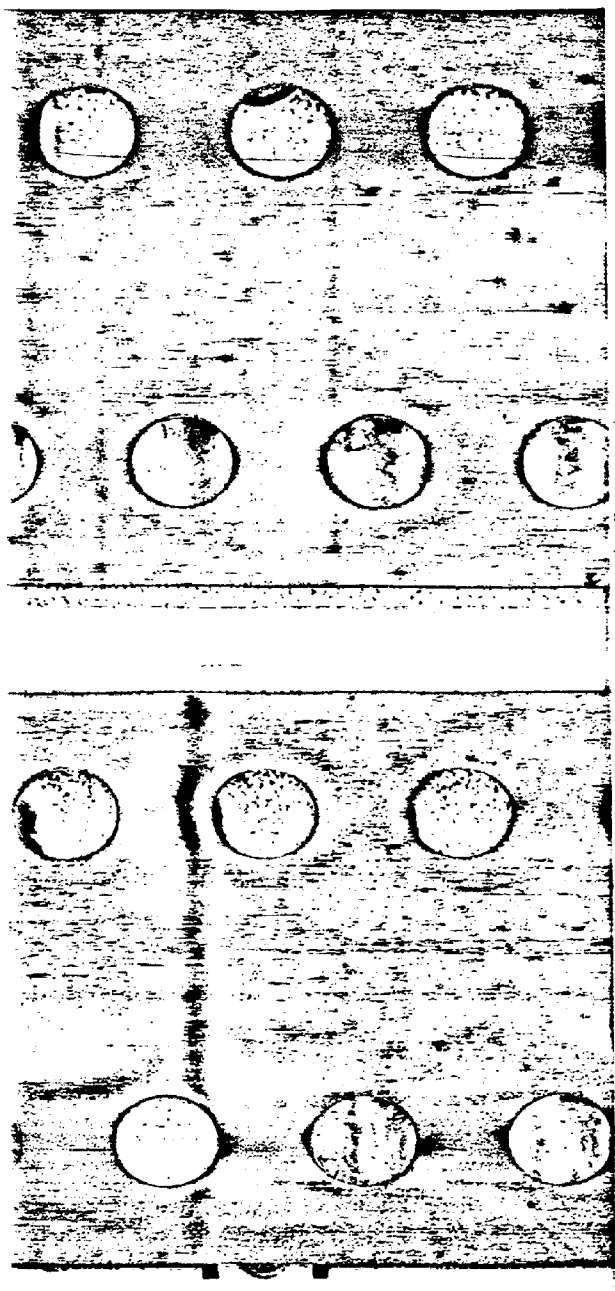
6. The restrictive covenants shall run with the land and shall expire Ten (10) years from the recording of each tract.

7. The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 and 2 on the Final Plat of the Bozeman Subdivision, of record in Book 9700, page 287, Register's Office for Davidson County, Tennessee, and Tracts 3, 4 and 5 of a survey prepared by William C. Cockrill, Surveyor, dated January 16, 1997. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of an action at law or a suit in equity for injunctive or other relief.

8. By the creation of the above restrictions there is no intention of imposing them on any other land owned by James T. Bolles, Jr., and wife, Betty B. Bolles, William C. Breedlove, Jr., and wife, Mary Ann Breedlove, and William T. Bozeman and wife, Arleen Bozeman, or their beneficiaries, whether adjoining any portion of this property or located in the vicinity thereof, there being no general plan of development of all of their land, and they do expressly reserve the right to restrict in the same or in a different manner or not to restrict at all the land owned by them which is not embraced within the above restrictions, Tracts 1-5.

EXHIBIT "B"

0274190
IDENTIFICATION/REFERENCE
97 FEB 19 11:10:33
DAVIDSON COUNTY, TN
7618 02/19 0101 03CHECK 220.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10353 PG 86

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	55000.00
			CON TX	203.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	220.50
			CHECK	220.50

02/19/97 01 10:34 0001 7618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274190

IDENTIF. # REFERENCE

97 FEB 19 AM 10:33

DAVIDSON COUNTY, TN.

No. 1118070