BOOK 10365 PG 359

PREPARED BY: mail
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **February, 1997** between **SHARON PARKER ATKINSON and DANIEL ATKINSON, WIFE AND HUSBAND** , GRANTOR, and **NANCY S. SUTTON, A MARRIED WOMAN** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, SHARON PARKER ATKINSON and DANIEL ATKINSON, WIFE AND HUSBAND, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto NANCY S. SUTTON, A MARRIED WOMAN, hereinafter referred to as GRANTEE, his/her/their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 602 BROADMOOR DRIVE, NASHVILLE, TN 37216.

DANIEL ATKINSON, husband of Sharon Parker Atkinson, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, his/her/their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her/their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

Sharon Parker Atkinson
SHARON PARKER ATKINSON
Signature of Seller

David Atkinson
DANIEL ATKINSON
Signature of Seller

97 MAR -3 AM 11:09
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0277955

BOOK 10365 PG 360

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **SHARON PARKER ATKINSON and DANIEL ATKINSON, WIFE AND HUSBAND** , the within named bargainors, 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, at office, this **26th** day of **February, 1997.**

Denise C. Simmons
Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. SIMMONS

Name and Address of Property Owner:

NANCY S. SUTTON

Property Address:

602 BROADMOOR DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 061-06, PARCEL 020.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$52,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Nancy S Sutton
Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **February, 1997.**

Denise C. Simmons
Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. SIMMONS

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot NO. 148 on the Map of Section One, Gra-Mar Acres, as of record in Book 2133, page 27, Register's Office for said County.

Said Lot No. 148 fronts 90 feet on the southerly side of Broadmoor Drive and runs back between lines, 250.6 feet on the westerly line and 208.7 feet on the easterly line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Roger Lee Parker, unmarried, by deed from EDGAR PAUL AND INEZ G. TIDWELL, of record in Deed Book 4516, Page 453, Register's Office for DAVIDSON County, Tennessee. Roger Lee Parker married Sharon Kirk on 8-7-71. Roger Lee Parker died on 3-18-88, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, and filed in Will Book 162, page 519, the property was devised and bequeathed to his wife, Sharon Parker, the Grantor herein. Sharon Parker remarried Daniel Atkinson on 5-4-96.

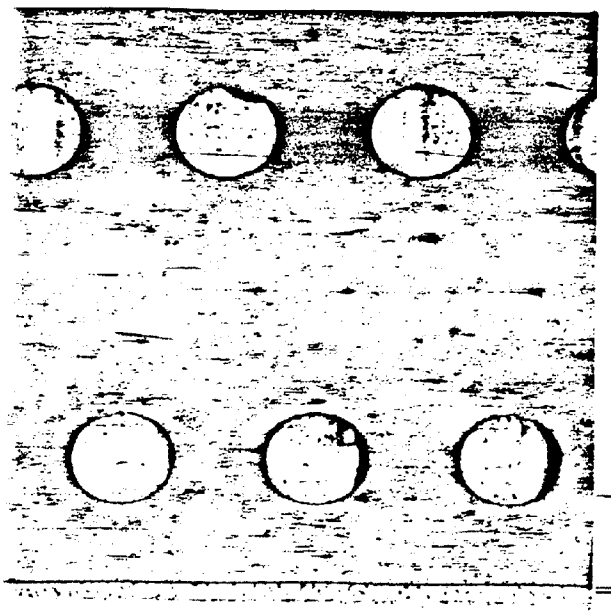
EXHIBIT 'B'

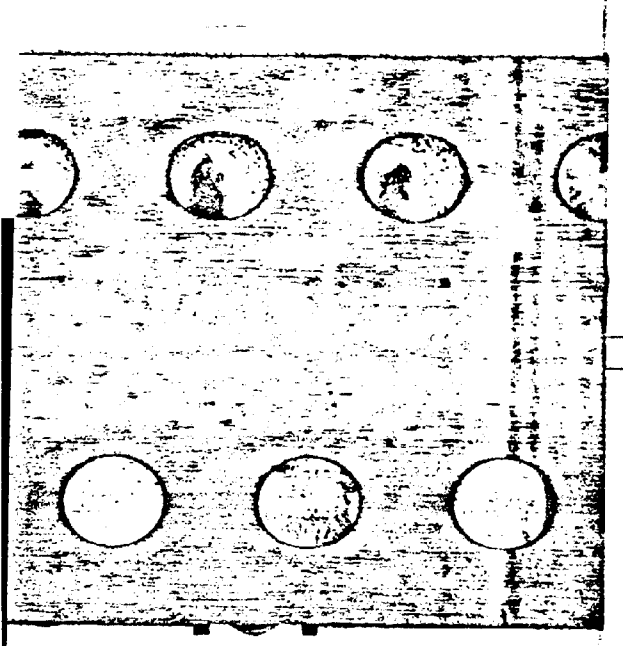
1. All real property taxes for the year 1997 and subsequent years, a lien not yet due and payable.

2. All matters set forth on the Plan of record in Plat Book 2133, page 27, said Register's Office, which plan shows a 50-foot minimum building setback line from Broadmoor Drive and a 10-foot public utility and drainage easement along the southerly lot line.

3. Restrictive Covenants of record in Deed Book 2134, Page 54, and of record in Book 2139, page 65, Register's Office for DAVIDSON County, Tennessee.

1694 03/03 0101 03CHECK 205.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10365 PG 362

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 12.00
TOTAL 205.40
CHECK 205.40

03/03/97 01 11:11 0001 1684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277955
IDENTIF. & REFERENCE

97 MAR -3 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121586