Box 2

OLD REPUBLIC

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

BOOK 10504 PG 890

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,518.68

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 25th DAY OF June, 19 97

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	SAME	p/o 41-33,34,35,
(NAME)	(NAME)	
3682 Glenn Raven Road		and 138
(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

7087 06/25 0102 03CHECK 18.82

CHARLES D. RYAN AND WIFE, JOYCE A. RYAN

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")

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 JUN 25 AM 10:38
FELIX E. DAVIS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0319502

Being part of the property conveyed to Charles D. Ryan and wife, Joyce A. Ryan by deeds of record in Book 7091, page 491 and Book 7174, page 482, Register's Office for said County. Also being part of the property conveyed to Mark Atkins and wife, Terri Atkins, of record in Book 10353, page 82, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Brick Church Pike - Nashville, TN 37207
(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 25th day of June, 19 97.

Charles D. Ryan
CHARLES D. RYAN

Joyce A. Ryan
JOYCE A. RYAN

OFF REC

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10504 PG 891

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 CHARLES D. RYAN AND WIFE, JOYCE A. RYAN, 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 25th day of June, 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"

ATKINS ACRES
LOT NO. 3

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 3 on the plat of Atkins Acres of record in Plat Book 9700, Page 413, R.O.D.C., located on the southerly margin of Brick Church Pike and being more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of Brick Church Pike, said monument being the northwest corner of herein described lot;

Thence, with said margin and a curve concave to the north having a central angle of 01°46'20", a radius of 1792.50 feet and an arc length of 55.44 feet to a point;

Thence, leaving said margin with the west line of Lot No. 2 of Atkins Acres, S02°26'22"W, 762.37 feet to a point;

Thence, N87°16'00"W, 328.60 feet to a point;

Thence, S02°26'13"W, 400.00 feet to a point in the north line of Skyline Subdivision of record in Plat Book 3700, Page 46, R.O.D.C.;

Thence, with said subdivision, N87°16'00"W, 523.93 feet to a concrete monument;

Thence, with the east line of Buchanon and Day, N02°25'32"E, 717.75 feet to a point;

Thence, S88°02'39"E, 124.21 feet to an iron pin;

Thence, with the southerly line of Miles, S86°15'07"E, 308.31 feet to an iron pin;

Thence, with the southerly line of Vargo, S84°31'16"E, 371.04 feet to a planted stone;

Thence, with the east line of said Vargo, N02°26'22"E, 490.98 feet to the point of beginning, containing 498,326 square feet or 11.44 acres, more or less.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

2. Restrictive covenants of record in Book 10353, page 82, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 9700, page 413, Registe'rs Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10594 PG 893

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 1518.68
CON TX 5.62
PRFEE 1.00
WDEED 12.00
TOTAL 18.62
CHECK 18.62

06/25/97 01 10:42 0001 7087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0319502
IDENTIF. ↑ REFERENCE

97 JUN 25 AM 10:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166907