BOOK 10583 PG 397

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **August, 1997** between DANIEL E. ATKINSON, A MARRIED MAN, , and SHARON PARKER ATKINSON, HIS WIFE, GRANTORs, and STAN E. MARLAR and ANGELA D. MARLAR, HUSBAND AND WIFE, GRANTEEs.

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 considerations, the receipt of which is hereby acknowledged, DANIEL E. ATKINSON, A MARRIED MAN, , and SHARON PARKER ATKINSON, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto STAN E. MARLAR and ANGELA D. MARLAR, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, 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 139 HARDAWAY DRIVE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs 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 themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

SHARON PARKER ATKINSON, wife of the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

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

Daniel E. Atkinson

DANIEL E. ATKINSON
Signature of Seller

Sharon Parker Atkinson

SHARON PARKER ATKINSON
Signature of Seller

0341809
IDENTIF. # REFERENCE

97 AUG 27 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DANIEL E. ATKINSON, A MARRIED MAN, , and SHARON PARKER ATKINSON, HIS WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **August, 1997**.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

STAN E. MARLAR and ANGELA D. MARLAR, HUSBAND AND WIFE
139 Hardaway Dr.
Goodlettsville, TN 37072

Property Address:

139 HARDAWAY DRIVE
GOODLETTSVILLE, TN 37072

1430 08/27 0101 03CHECK 355.25

Person Responsible for Taxes:

SUNTRUST MORTGAGE, INC.
P.O. Box 100100
Atlanta, GA 30348

Map & Parcel #: MAP 33-8, PARCEL 103

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 **$92,500.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **August, 1997.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT 'A'

BEING Lot No. 353 on the Plan of Gatewood, Section II, as of record in Book 3700, pages 144 and 145, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 75 feet on the westerly side of Hardaway Drive and runs back 191.8 feet on the northerly line and 95.5 feet on the southerly line, to a dead line in the rear on which it measures 75.08 feet.

Being the same property conveyed to DANIEL E. ATKINSON, A MARRIED MAN, , and SHARON PARKER ATKINSON, HIS WIFE, by Deed from SAMUEL PIERCE, JR., SEC'Y OF HUD, of record in Book 6431, page 268, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All City and County real property taxes for the year 1997 and subsequent years not yet due and payable.

2. All matters as set forth on the Plan of record in Plat Book 3700, page 144-145, said Register's Office, which plan includes a 40oot minimum building setback line from HARDAWAY DRIVE; AND a 10-foot public utility and drainage easement on the northwesterly lot line.
3. Restrictive Covenants of record in Deed Book 4179, page 488,
Register's Office for DAVIDSON County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 12.00
TOTAL 355.25
CHECK 355.25

08/27/97 01 11:00 0001 1430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341809
IDENTIF. & REFERENCE

97 AUG 27 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190943