File Box 24

BOOK 10629 PG 410

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,054.85

Keith B. Novak
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 97

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tina D. Brown
Notary Public

MY COMMISSION Expires: 5-23-98
My Commission Expires 5/23/98 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith B. Novak (NAME)	First American National Bank (NAME)	MAP 98
5944 South New Hope Road (ADDRESS)	First American Center (ADDRESS)	PARCEL 9
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	4D17124

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald G. Atkins and Denise M. Atkins, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith B. Novak and wife, Debbie L. Novak

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land on the Westerly margin of South New Hope Road which is described according to a Deed of record in Book 9110, Page 361, Register's Office, Davidson County, Tennessee and further described according to a Mortgage Loan Inspection made by Campbell, McRae and Associates Surveying, Inc. dated September 19, 1997, License No. 1673 as follows:

Beginning at a point in the Westerly margin of South New Hope Road; said point being the southeast corner of the herein described tract and the southeast corner of the centerline of a T.V.A. easement; thence leaving said point and the Westerly margin of said road; South 70 degrees, 00 min., 20 seconds West, 191.11 feet to a point; thence North 19 degrees, 17 min., 29 seconds West, 192.25 feet to a point; thence North 84 degrees, 14 min., 36 seconds East, 187.38 feet to a point in the Westerly margin of South New Hope Road; thence with said margin with a curve to the left, having a radius of 1118.84 feet and a length of 146.43 feet to the point of beginning.

Being the same property conveyed to Donald G. Atkins and wife, Denise M. Atkins by deed from Bobby Ray White and wife, Kimberly Kay White of record in Book 9110, Page 361, Register's Office, Davidson County, Tennessee. Donald G. Atkins and Denise M. Atkins are now divorced and are both unmarried.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5944 South New Hope Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 29th day of September 19 97

Donald G. Atkins

Denise M. Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald G. Atkins and Denise M. Atkins, both unmarried

the bargainor S, 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 and official seal at Nashville, Tennessee, this 29th day of September 19 97.

Commission expires 5-23-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

TIMI D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/22/98

LEGAL DESCRIPTION CONTINUATION

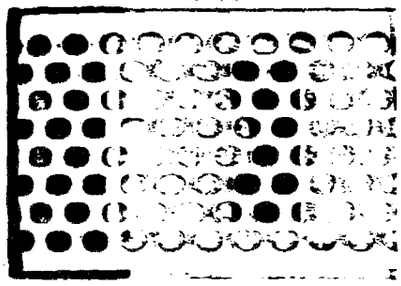
This is the same description as in previous deed of record.

This conveyance is subject to T.V.A. Easement and Gas & Water Easement of record in Book 9110, Page 361, said Register's Office.

0354442
IDENTIFICATION REFERENCE

97 OCT -1 PM 3:16

4971 10/01 0101 03CHECK 368.11



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

RECEIVED OF _____

FOR _____ BOOK 10629 PG 412

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

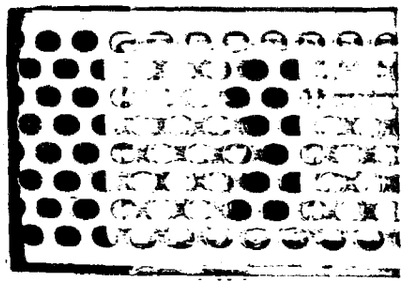
CAMT 97054.85
CON TX 359.11
PRFEE 1.00
WDEED 8.00
TOTAL 368.11
CHECK 368.11

10/01/97 01 15:13 0001 4971

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

97 OCT -1 PM 3:16



No.1204326