WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 99

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 12/24/2001

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Atkeison	same	MAP 52-16
(NAME) P.O. Box 1126	(NAME)	PARCEL 72
(ADDRESS) Brentwood, TN 37024-1126	(ADDRESS)	11D80765
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Nancy Jo Burgett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Atkeison and wife, Barbara J. Atkeison

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 Lot No. 56 on the Plan of Marlin Meadows, Section No. 4, as of record in Book 2133, page 67, Register's Office for said County.

Said Lot 56 fronts 130 feet on the southwesterly side of Berwick Trail and runs back 345.4 feet on the northwesterly line and 252.6 feet on the southeasterly line, to a dead line, measuring 210 feet thereon.

Being the same property conveyed to Joseph W. Allen and wife, Lucille B. Allen by deed from Edward E. Marlin and wife, Florence Claudia Marlin of record in Book 2292, page 476, Register's Office for Davidson County, TN. The said Joseph W. Allen died February 27, 1962. The said Lucille B. Allen died March 4, 1997, and Nancy Jo Burgett being the sole heir at law of Lucille B. Allen.

The said Tony Franklin Burgett joins in this conveyance to convey any interest he may have as the husband of Nancy Jo Burgett.

This conveyance is subject to any and all existing easements of record.
The legal description is the same as the previous deed of record.
Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1230 Berwick Trail, Madison, TN 37115
(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 my hand this 7th day of January, 19 99

Nancy Jo Burgett

Tony Franklin Burgett

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 Nancy Jo Burgett and Tony Franklin Burgett

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t~~x~~hey executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 7th day of January 19 99.

Commission expires 11/24/2001

LAURIA. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laurie A. Beasley
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, execute 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

0535644
IDENTIF. ↑ REFERENCE
99 JAN 12 AM 9:43
WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
1526 01/12 0101 03CHECK 334.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11293 PAGE 490

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CASH	10500.00
CON TX	323.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	334.75
CHECK	334.75

01/12/99 01 09:44 0001 1526

053644
IDENTIF. ↑ REFERENCE

99 JAN 12 AM 9:43

LL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410978