Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

BOOK 11391 PG. 897 47

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $72,000.00.

x Checo A Perryman
Affiant

MORTGAGEE:

First Trust Mortgage Co.
6525 Quail Hollow, Suite 300
Memphis, Tennessee 38120

Sworn to and subscribed before me on this the 17th day of March, 1999.

Vicki R. Rodgers
NOTARY PUBLIC
My Commission Expires: 7-7-99

VICKI R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

ADDRESS NEW OWNER:
Checo A. Perryman
3431 Knight Road
Whites Creek, TN 37189

SEND TAX BILLS TO:
First Trust Mortgage Co.
6525 Quail Hollow, Suite 300
Memphis, TN 38120

Map/Parcel: 49-258.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($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, **MICHELLE M. ATKINSON and husband, SHANE ATKINSON,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CHECO A. PERRYMAN**, unmarried, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

0940 03/19 0101 03CHECK 281.40

TRACT I:

Being located in the 12th Civil District of Davidson County and being a portion of the B. F. Sanders' Lands and more particularly described as follows:

Being Lot No. 10 as shown on an unrecorded Plat dated the 28th day of October, 1939, and signed by W. B. Omohundro, Surveyor. Above Lot being Lot No. 10 Sanders Subdivision, Unit No. 1 and described by Metes and Bounds as follows: Starting at a point in the center of Ewing Road, the same being B. F. Sanders North West corner, and running thence with the center of Ewing Road S. 4 deg. 45' W 450 feet to a point, (the same being point of beginning); thence S 87 deg. 30' E. 170 feet to a point; thence S 4 deg. 45' W. 50 feet to a point; thence N. 87 deg. 30' W. 170 feet to a point in center of Ewing Road;

thence N. 4 deg. 45' E. with the center of Ewing Road 50 feet to the point of beginning, the same being a portion of the B. F. Sanders Lands.

TRACT II:

Being located in the 12th Civil District of Davidson County, Tennessee and being a portion of the B. F. Sanders land and more particularly described as follows:

The same fronting on Ewing Road, now known as new Knight Road and lying on the southerly side of Lot No. 10 as shown on an unrecorded plat dated the 28th day of October, 1939 and signed by W. B. Omohundro, Surveyor. Said property herein conveyed is more particularly described by metes and bounds as follows:

Starting at a point in the center of Ewing Road (now Knight Road the same being B. F. Sanders northwest corner and running thence with the center of said Ewing Road (or later known as Knight's Road) south 4 degrees 45 minutes West 500 feet to the point of beginning, said point of beginning being the southwest corner of Lot No. 10 above referred to, which point of beginning is located in the center of Old Ewing Road, now known as Knights Road and running thence south 87 deg. 30 min. east 170 feet to a point; thence south 4 deg. 45 min. west 50 feet to the point; thence 87 deg. 30 min. west 170 feet to a point in the center of Ewing Road (now known as Knights Road); thence north 4 deg. 45 min. east with the center of Ewing Road (now known as Knights Road) 50 feet to the point of beginning; the same being a portion of the D. F. Sanders land.

Being the same property conveyed to Michelle M. Atkinson, by deed from Lucille Sanders, unmarried, of record in Deed Book 9761, page 370, Register's Office for Davidson County, Tennessee. Shane Atkinson, spouse of Michelle M. Atkinson, joins in this conveyance for the sole purpose of conveying any right, title and interest in and to said property which he may have marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1999 Davidson County taxes have been prorated and will be paid by the Grantee when due.

2) Easement to Metropolitan Department of Water and Sewerage Services, of record in Book 7573, page 128, Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS our hands this the 17th day of March, 1999.

MICHELLE M. ATKINSON

SHANE ATKINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Michelle M. Atkinson and Shane Atkinson, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 17th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: March 27, 1999

05633117

IDENTIF. & REFERENCE

99MAR 19 AM10:48

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11391 PG. 910

0563117

REFERENCE

99 MAR 19 AM 10:48

REGISTER
DAVIDSON COUNTY, TN.

CAMT	72000.00
CON TX	266.40
PRFEE	1.00
VDEED	12.00
CFEE	2.00
TOTAL	281.40
CHECK	281.40

03/19/99 01 10:47 0001 0940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440049