58-A

WARRANTY DEED

BOOK 11441 PG. 979

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

Paula M Thompson
Affiant

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

Dana B. Smith
Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Ste. 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sue G. Atkinson	New Owner	144-9-21 AND
(NAME)	(NAME)	
11 St. James Place		15
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(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, Margaret Sharp Howell and husband, William Watkins Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sue G. Atkinson

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:

Tract 1

Land in the 7th Civil District of Davidson County, Tennessee, being Lot 46 on the Plan of Chickering Estates, Section II, as of record in Book 4600, page 134, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret Sharp Howell and husband, William Watkins Howell, by deed from Sarah Robinson Sharp, of record in Book 4702, page 759, Register's Office for Davidson County, Tennessee.

5515 04/21 0101 03CHECK 1491.00

Tract 2

Being a part of Lot No. 3 on the Plan of Chickering Woods as of record in Book 3842, page 105, Register's Office for Davidson County, as more particularly described by a survey of White Taylor Walker/G.M. dated May 22, 1989 and by that certain Resubdivision of Parcels 15 and 21, City of Forest Hills, Davidson County, Tennessee, of record in Book 6900, page 941, Register's Office for Davidson County, Tennessee, to which plan references are hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret Sharp Howell and husband, William Howell by deed from John S. Beasley, II and wife, Allison T. Beasley, of record in Book 7891, page 622, Register's Office for Davidson County, Tennessee, and by Deed of Correction in Book 7961, page 900, Register's Office for Davidson County, Tennessee.

** See Continuation on page 2

unimproved (X)
This is improved ( ) property, known as 11 St. James Place, Nashville, TN 37215
(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 19th day of April, 19 99

Margaret Sharp Howell
Margaret Sharp Howell

William Watkins Howell
William Watkins Howell

BOOK 11441 PG. 980

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 Margaret Sharp Howell and husband, William Watkins Howell

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 19th day of April 19 99.

Commission expires My Commission Expires NOV. 24, 2001

Dana B. Smith
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

*This conveyance is made subject to: 1999 taxes which have been prorated and assumed by Grantee; matters shown on the plan of record in Book 4460, page 134, Book 3842, page 105 and Book 6900, page 941; Joint roadway maintenance agreement of record in Book 4113, page 43 and Book 4113, page 47, Public utility, driveway, ingress/egress easement of record in Book 7891, page 626, Register's Office for Davidson County, Tennessee.

05777023

RECEIVED FOR REFERENCE

99 APR 21 PM 3:55

WILL D. [illegible] REGISTER
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 11441 PG. 981

0577023

IDENTIFICATION REFERENCE

99 APR 21 PM 3:55

REGISTER
DAVIDSON CO. TN.

CAMT	
	400000.00
CON TX	1480.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1491.00
CHECK	1491.00

04/21/99 01 15:57 0001 5515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475463