RETURN TO: Picked up by
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

TNT113B

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 1999.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 28, 2003

BOOK 11696 PAGE 19

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
644 NOCTURNE DR NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 072-03-0/017.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

JAMES E. ATKINS AND GERALDINE M. ATKINS, HUSBAND AND WIFE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ETHEL LANDRUM

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON OUNTY, TENNESSEE, BEING LOT NO. 90 ON THE PLAN OF HAYNES HEIGHTS, SECTION 2, AS OF RECORD IN BOOK 2331, PAGES 58 AND 59, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO ETHEL L. LANDRUM, BY INSTALLMENT DEED FROM JAMES E. ATKINS AND WIFE, GERALDINE M. ATKINS, DATED NOVEMBER 10, 1982, AND RECORDED NOVEMBER 10, 1982 IN BOOK 5962, PAGE 592, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

James E. Atkins Now being deceased.

Property Address: 644 NOCTURNE DR, NASHVILLE, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99146635
09/29/1999 03:45:45 PM
TRANSFER TAX

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of September, 1999.

JAMES E. ATKINS

GERALDINE M. ATKINS

State of Tennessee
County of Cheatham

On this 28 day of Sept, 1999, before me personally appeared Geraldine M. Atkins to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission expires:

JOYCE C. STROMATT
Notary Public, Cheatam Co., TN
My Comm. Expires Sept. 1, 2003

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11696 PAGE 21

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

U6/4:635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525635