Box 44
LR

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/02 12:06 2pgs
Fees:13.00 Taxes:1517.00

20020531-0066091

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTINE L. LAND
NOTARY PUBLIC
AT LARGE
SUMNER COUNTY, TENN.

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
HR Properties of Tennessee, LLC		MAP 116-11
(NAME)	(NAME)	
401 Lynnwood Blvd.		PARCEL 97
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, Brannan Atkinson and wife, Amy Adkinson-Atkinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HR Properties of Tennessee, LLC

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. 1 on the Resubdivision of Lot Nos. 1 and 2, Royal Oaks Subdivision of record in Plat Instrument No. 200205280064301, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being part of the same property conveyed to Brannan Atkinson by deed from Sue G. Atkinson of record in Instrument No. 199912210305655, Register's Office for Davidson County, TN.

Amy Adkinson-Atkinson joins in this conveyance to convey any interest she may have as the wife of Brannan Atkinson.

Subject to restrictions of record in Book 1291, page 67, said Register's Office.

This conveyance is subject to all matters shown on the plan of record in Instrument No. 200205280064301, said Register's Office.

Subject to Deed of Water Line Easement of record in Book 8188, page 706, and Easement for Sanitary Sewer of record in Book 5787, page 17, Register's Office for Davidson County, Tennessee.

Taxes for the year 2002 are prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (X) property, known as 401 Lynnwood Blvd., Nashville, TN 37205
(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 30th day of May 2002

Brannan Atkinson

Amy Adkinson-Atkinson

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 Brannan Atkinson and wife, Amy Adkinson-Atkinson

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 30th day of May, 2002.

Commission expires 1/25/05

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 _____, _____.

My commission expires _____

Notary Public