Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/02 13:13 3pgs
Fees:18.00 Taxes:0.37

20020604-0067484

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-26-05
(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
Steven A. Riley (NAME)	same (NAME)	MAP 116-11
1906 West End Ave. (ADDRESS)	(ADDRESS)	PART OF PARCEL
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	97

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, Brannon Atkinson and wife, Amy Adkinson-Atkinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven A. Riley

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 a parcel of land in the First Civil District City of Belle Meade, Davidson County, Tennessee, located between Royal Oaks Drive and Lynnwood Boulevard, being a portion of the property of Sue Atkinson of record in Book 6144, page 678, R.O.D.C., and being more particularly described by a survey by Barge, Waggoner, Sumner and Cannon, Inc. dated May 17, 1990, as follows:

Beginning at an iron at the southwest corner of the James Brown Property of record in Book 6904, page 178, R.O.D.C., said pin being the north of said Atkinson Property and being 228.51 feet west of the westerly margin of Lynnwood Boulevard; thence, severing Atkinson Property, South 18 deg. 46' 49" East, 156.77 feet to a point in the northerly boundary of James D. Bombay of record in Book 5652, page 728, R.O.D.C.; thence, South 78 deg. 36' 04" West, 37.10 feet to a point; thence, again severing Atkinson Property North 18 deg. 46' 49" West, 150.68 feet to a point in the southerly line of Margaret Ward of record in Book 7711, page 830, R.O.D.C.; thence, with said line, North 68 deg. 33' 25" East, 36.88 feet to the point of beginning. Containing 5,663 square feet or 0.13 acres, more or less.

Being part of the same property conveyed to Brannon Atkinson by deed from Sue G. Atkinson of record in Instrument No. 19991221030565, 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 Brannon Atkinson.

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

CONTINUED

unimproved ( )
This is improved (X) property, known as _____ (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

Brannon Atkinson

JBA

~~Brannon~~ Brannon Atkinson

Amy Adkinson-Atkinson

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to any and all existing easements of record including a Water Line Easement of record in Book 8188, page 706, and to all matters shown on the plan of record in Book 7900, page 182, said Register's Office.

Taxes for the year 2002 are assumed by the Grantee herein.

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 Brannon 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 3-26-05

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 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