PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 10/14/03 13:37 2pgs
Fees:13.00 Taxes:3108.00
20031014-0152178

W & I Ref:(GJ) Title No: 45127
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
J. Hunter Atkins 3725 Richland Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-09-111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$840,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances B. Spradley, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Hunter Atkins** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 18 of Block 7, on the plan of Richland Realty Company's Division A, of record in Book 161, page 151, Register's Office for said County.

Said part of Lot No. 18 fronts 50 feet on the southerly margin of Richland Avenue and extends back between parallel lines at a distance of 200 feet to a dead line in the rear.

Being the same property conveyed to James W. Spradley, Jr., and Frances S. Berry, as joint tenants with right of survivorship of record in Book 6960, page 402, said Register's Office. By Quitclaim Deed of record in Book 9725, page 807, Register's Office for Davidson County, Tennessee. James W. Spradley, Jr., conveyed subject property to Frances B. Spradley. Frances S. Berry and Frances B. Spradley are one and the same person..

James W. Spradley, jr., spouse of Frances B. Spradley joins in this conveyance for the purpose of conveying any and all martial rights to subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 161 Page 151, said Register's Office; Use and Occupancy Permit for use of a detached structure other than the principal structure by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7106, page 969, said Register's Office.

This is improved property, known as: 3725 Richland Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of October, 2003.

Frances B. Spradley

Frances B. Spradley

James W. Spradley, Jr.,

State of TENNESSEE
County of DAVIDSON

On this 10th day of October, 2003, before me the undersigned authority, personally appeared Frances B. Spradley and James W. Spradley, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $840,000.00

Affiant

Sworn and subscribed before me this the 10th day of October, 2003

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public