WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

X Chris Atkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chris Atkins	New Owner	Map 071
1115 Meridian Street		Group 15-0
Nashville, TN 37207		Parcel 049.00

FOR AND IN 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

The Geraldine B. Davidson Revocable Living Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Chris Atkins, unmarried

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. 15 and the westerly 10' of Lot No. 16 on the Map of Eastmoreland Place, Shields Subdivision of Gleaves Land, of record in Book 161, Page 170, (erroneously shown as Book 6617, page 532 in prior deeds), Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to The Geraldine B. Davidson Revocable Living Trust, by Quitclaim Deed from Geraldine B. Davidson, Trustee, of record in Instrument 20031110-0164403, said Register's Office, dated October 17, 2003. See also Quitclaim Deed of record in Book 10245, Page 734; Deed of record in Book 8502, Page 313, and Summary of Trust Agreement of record in Instrument 20031110-0164404, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 161, Page 170, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 120 Lucile Street, Nashville, TN 37207

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 my hand this 31st day of ~~May~~ June, 2006.

The Geraldine B. Davidson Revocable Living Trust

BY: Geraldine B. Davidson, Trustee
Geraldine B. Davidson, Trustee

Davidson County DEEDWARR
Recvd: 06/02/06 12:09 2 pgs
Fees:13.00 Taxes:105.45

20060602-0065070

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Geraldine B. Davidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Trustee of the The Geraldine B. Davidson Revocable Trust, the within named bargainer, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of The Geraldine B. Davidson Revocable Living Trust by the said Geraldine B. Davidson as such Trustee.

Witness my hand and official seal this the 1st day of June, 2006.

My Commission Expires: 1-27-07

Notary Public

