Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1346

Davidson County DEEDWARR
Recvd: 11/08/07 09:59 2 pgs
Fees:13.00 Taxes:2405.00

20071108-0131814

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James A. Wrigley, unmarried, and Ruth W. Franklin, formerly Ruth W. Wrigley, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto James F. Atkinson, and wife, Tiffany S. Atkinson, 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:

Being Lot No. 1 on the Map of an unrecorded subdivision of certain lots in Bransford Realty Company's Forest Park Subdivision of record in Book 421, Page 64, Register's Office for said County, and being part of Lot No. 3 of said Bransford Company Forest Park Subdivision and described according to a copy of an unrecorded survey thereof as follows:

Beginning at a point in the center line of Page Road at the northeast corner of the property conveyed to Mrs. Toni Ginsberg by deed of record in Book 1338, Page 351, said Register's Office thence along Ginsberg's north line westerly 192.5 feet to a point; thence northerly 64.1 feet to the southwest corner of the property of Desmond S. Swords and wife, conveyed by deed of record in Book 1290, Page 448, said Register's Office, thence along said Swords' south line easterly 229.9 feet to the center line of Page Rd.; thence with the center line of the same southerly 100.4 feet to the beginning.

Being the same property conveyed to James A. Wrigley, married by Warranty Deed from Willis Lawson Hunter, III, unmarried, dated June 13, 2003 of record in Inst. No. 20030623-0086164, Register's Office, Davidson County, TN. Ruth W. Franklin, former spouse of James A. Wrigley, joins in this conveyance to coney and all interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 415 Page Road, Nashville TN, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 6th day of November, 2007.

James A. Wrigley

Ruth W. Franklin

State of Tennessee )
County of Davidson )

On this 6th day of November, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James A. Wrigley and Ruth W. Franklin, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/22/10

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 650,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of November, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| James F. Atkinson<br>415 Page Road<br>Nashville, TN 37205 | New Owner | 130-09-92 |