WARRANTY DEED

BOOK 4295 PAGE 775

Address new owner (s) as follows:
J. Bruce Adams
282 LeBon Road
Nashville, Tennessee

Send tax bills to:
J. Bruce Adams
282 LeBon Road
Nashville, Tennessee

Map 148-1

Par. 177

FOR AND IN CONSIDERATION of the sum of Twelve Thousand ($12,000.00) Dollars, J. Bruce Adams, unmarried, has this day bargained and sold, and does hereby transfer and convey unto the said Edward James Adams and wife, Vercie Adams a two-thirds (2/3) undivided interest in the real estate hereinafter described, as tenants by the entireties, the remainder of the said two-thirds undivided interest to the survivor of the two for life; the said J. Bruce Adams, Grantor, reserving the reversion in the whole of the said two-thirds undivided interest at the death of the survivor certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 402 on the Plan of Hillbrook, Section 6, as of record in Book 4175, Page 7, Register's Office for said County.

Said lot No. 402 fronts 86.34 feet on the northwesterly side of LeBon Road and extends back 171.7 feet on the northeasterly line and 185.2 feet on the southwesterly line to a dead line measuring 74.1 feet thereon.

Being part of the property conveyed to Hillbrook Land Company by deed from Roscoe B. McDowell, Sr., et al, of record in Book 3893, Page 621, Register's Office for said County.

Subject to restrictions of record in Book 4213, Page 155, Register's Office for Davidson County, Tennessee, and ten-foot public utility and drainage easement, five-foot and ten-foot sewer easement, anchor easement, thirty-foot set back line from LeBon Road and conditions of owners certificate as shown on plan of record in Book 4175, Page 7, Register's Office for Davidson County, Tennessee.

Being the property conveyed to J. Bruce Adams by deed from Hillbrook Land Company on December 10, 1968, of record in Book 4293, Page 640, Register's Office of Davidson County.

This is improved property, known as 282 LeBon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said two-thirds undivided interest in said real estate to the said Edward James Adams and wife, Vercie Adams as tenants by the entireties, the remainder of the said two-thirds undivided interest to the survivor of the two for life; the said J. Bruce Adams, Grantor, reserving the reversion in the whole of the said two-thirds undivided interest at the death of the survivor. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for a deed of trust executed by me on December 11, 1968, to Everett A. Covington, Jr., Trustee, of record in Book 4293, Page 652, Register's Office of Davidson County.

I further covenant and bind my heirs and representatives, to warrant and forever defend the title to said interest in real estate to said Edward James Adams and Vercie Adams, against the lawful claims of all persons.

Witness my hand this 20 day of December, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. Bruce Adams

IDENTIF. REFERENCE
A 24724
DEC 20 3 14 PM '68
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, J. Bruce Adams the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ____ day of _____, 1968.

NOTARY PUBLIC

Commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,000.00.

Affiant

Subscribed and sworn to before me, this the 20 day of December, 1968.

Notary Public

My commission expires: [illegible]

[illegible] COMV 12,000.00
[illegible] STAX A* 31.20
[illegible] RNTFEE A* .50
[illegible] WDFED A* 4.50 * 36.20