BOOK 4526 PAGE 45 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3200.00

J. Bruce Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1971.

Notary Public

MY COMMISSION EXPIRES: July 31, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hillbrook Land Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Bruce Adams, et ux (NAME)	J. Bruce Adams, et ux (NAME)	141
282 LeBon Road (STREET ADDRESS OR ROUTE NUMBER)	282 LeBon Road (STREET ADDRESS)	1 148-1
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	181 181 5H

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, Hillbrook Land Company, a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Bruce Adams and wife, Doris O. Adams,

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. 398 on the Plan of Hillbrook, Section 6, as of record in Book 4175, page 7, Register's Office for said County, to which Plan reference is here made for a more complete and accurate description.

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

This conveyance is made subject to restrictive covenants of record in Book 4213, page 155, said Register's Office, and the Plan of record in Book 4175, page 7, which shows an Owner's Certificate, certain easements and setback lines.

AUG-4= CONV *3,200.00
AUG-4= S'TAX A* 8.32
AUG-4= PB'FEE A* .50
AUG-4= W'DEED A* 4.00 * 12.82

This is unimproved (X) improved ( ) property, known as 4966 Sherman Oaks Drive, Nashville, Tennessee 37211
(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.

IN WITNESS WHEREOF, Hillbrook Land Company has caused this instrument to be executed by its duly authorized officer on this the 3rd day of August, 1971.

HILLBROOK LAND COMPANY

By: Virginia Mitchell
Secretary-Treasurer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Grace B. Lewis, a Notary Public within and for the State and County aforesaid, personally appeared Virginia Mitchell and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Secretary-Treasurer and _____ respectively of the Hillbrook Land Company, the within named bargainor, a corporation, and that (he) (they) as such Secretary-Treasurer and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Virginia Mitchell as such Secretary-Treasurer, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 3rd day of August, 19 71.

My commission expires July 31, 1974

Grace B. Lewis
Notary Public

WARRANTY DEED

FROM HILLBROOK LAND COMPANY

TO J. BRUCE ADAMS AND WIFE, DORIS O. ADAMS

B 25525

IDENTIF. REFERENCE

AUG 4 9 46 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.