This instrument prepared by: Tennessee Title Company, 404 James Robertson Pkwy, Nashville, Tenn.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: BOOK 4802 PAGE 24	MAP-PARCEL NUMBERS:
Mr. Jay T. Dawson	Home Federal Savings & Loan	51-16-10
(NAME)	(NAME)	
4421 Brush Hill Road	Life & Casualty Tower	15D-26520
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of -------$10.00----------

----------TEN AND NO/100----------DOLLARS,

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

APR-2-	CONV	30,000.00			
APR-2-S TAX			A*	78.00	
APR-2-PB FEE			A*	.50	
APR-2-	W DEED		A*	4.00	* 82.50

We, JAMES M. ADAMS AND WIFE, BETTY W. ADAMS

have bargained and sold, and by these presents do transfer and convey unto the said

JAY T. DAWSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a part of a 7.48 acre tract of land in the 11th Civil District and being known as a part of Block 3 on the map of A. J. McGaughey's Second Hayesboro Subdivision, of record in Book 547, page 43, Register's Office for said County, and being known as Lot No. 3 on the unrecorded Map showing a subdivision of the R.M. Condra Property described according to a survey made April 30, 1947, by W. W. Turner Company, Engineers as follows:
BEGINNING at a point in the westerly margin of Brush Hill Road at the corner of Lots 2 and 3; thence with the line between said lots north 86° 33' west 185 feet to a point; thence northerly 25 feet to a point; thence westerly 15 feet to a point; thence northerly 175 feet to the south margin of the first road north of Ruskin Drive; thence with the margin of said roadway easterly 200 feet to the west 200 feet, the point of beginning.

Being the same property conveyed to James M. Adams, and wife, Betty W. Adams, by deed from W.J. Davenport and wife, of record in Book 2549, page 475, Register's Office for said Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 4421 (House Number) Brush Hill Road (Street)

Nashville, Tennessee 37216
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 1st day of April 19 74.

James M. Adams — JAMES M. ADAMS

Betty W. Adams — BETTY W. ADAMS

BOOK 4802 PAGE 25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named James M. Adams and wife, Betty W. Adams

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 19 74

My commission expires April 25, 1974 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as suc.. _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Jay T. Dawson

Sworn to and subscribed before me
this 1st day of April, 19 74

My commission expires April 25, 1974 Notary Public L. D. Richards

This instrument was prepared by:

C. H. Briley, Jr., Atty., Suite 2114 Parkway Towers, Nashville, Tennessee

Name Address

235653-pbh
WARRANTY DEED
File In File Room
L-80-111-9

FROM JAMES M. ADAMS, ET UX

TO JAY T. DAWSON

C 48213

IDENTIF. REFERENCE

APR 2 3 18 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of

Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1002 HERSEY REV. 4/1/71