This instrument was prepared by James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

BOOK 4988 PAGE 349

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wade Conklin, III et ux	Home Federal Savings & Loan Assn.	142-11-132
(NAME)	(NAME)	
7216 Willow Creek Dr.	230 4th Ave. North	90-24760
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Wade Conklin, III and wife, Ann R. Conklin and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Wade Conklin, III and wife, Ann R. Conklin assumes and agrees to pay the unpaid balance of an original indebtedness of $29,500.00 secured by Deed of Trust of record in Book 4122, page 815, Register's Office for Davidson County, Tennessee, and re-recorded in Book 4125, page 363, said Register's Office,

We, Jerry A. Adams and wife, Julia A. Adams

have this day bargained and sold, and do hereby transfer and convey unto the said Wade Conklin, III and wife, Ann R. Conklin

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Valley West Subdivision, Section 4, a plat of which is of record in Book 3842, page 163, Register's Office for said County.
Said Lot No. 112 fronts 106.0 feet on the westerly margin of Willow Creek Drive and runs back 200.00 feet on the northerly line and 200 feet on the southerly line to a line in the rear on which it measures 106.0 feet thereon.

Being the same property conveyed to Jerry A. Adams and wife, Julia A. Adams, by deed from James T. Patterson and wife, Frances Patterson, of record in Book 4215, page 260, Register's Office for said County.

This instrument is subject to a ten-foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 30-foot utility anchor easement at the northeast and southeast front corners, a 40-foot minimum building setback line from Willow Creek Drive, and conditions of owner's certificate, as shown on plan of record in Book 3842, page 163, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me, this the 13th day of January 19 76

Affiant Wade Conklin III

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary Ewing

This is unimproved ( ) improved (X) property, known as 7216 Willow Creek Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Wade Conklin, III and wife, Ann R. Conklin

their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Wade Conklin, III and wife, Ann R. Conklin

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 13th day of January, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry A. Adams

Julia A. Adams

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Jerry A. Adams and wife, Julia A. Adams

the within named 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 13th day of January, 19 76.

Mary Emery
Notary Public

Commission expires 4/25/76

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

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

.....Notary Public

Commission expires.....

JAN 14 76 CONV 52,000.00
JAN 14 76 S'TAX B* 135.20
JAN 14 76 PR'FEE B* .50
JAN 14 76 W'DEED B* 4.00 * 139.70

CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Jerry A. Adams et ux
TO
Wade Conklin, III et ux

D 32081

IDENTIF. REFERENCE

JAN 14 10 52 AM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238