This instrument prepared by:
George E. Mudter, Jr., Attorney
10th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5019 PAGE 901

PNTIC 243662

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs James Leonard Adams (NAME)	First American National Bank of Nash. Guaranty Mortgage Company Division (NAME)	82-7-33
706 Lischey Avenue (STREET ADDRESS OR ROUTE NUMBER)	10th Floor First American Center (STREET ADDRESS)	Field Book No.
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	20W-24655

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) *Dollars,*
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ALBERT A. POLK and wife, CURLEY A. POLK,

have this day bargained and sold, and do hereby transfer and convey unto XXXXX
JAMES LEONARD ADAMS and wife, NANNIE C. ADAMS, their
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 3 on the Map of a Resubdivision of Lots 14 and 15, East Nashville Land Co's Plan of Lots, as of record in Book 3500, page 22, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert A. Polk and wife, Curley A. Polk, by deed from Lizzie J. Polk, a widow, and William J. Polk, unmarried, as of record in Book 4412, page 353, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 3368, page 23, Register's Office for said County.

LLOYD M. PATE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 19,500.00
Subscribed and sworn to before me, this the 26th day of April 19 76
James Leonard Adams
Affiant
My commission expires: August 20, 1979 (Affix Seal)
Lloyd M. Pate
Notary Public

This is unimproved ( ) improved (XX) property, known as 706 Lischey Avenue, Nashville, Tennessee 37207
(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
JAMES LEONARD ADAMS and wife, NANNIE C. ADAMS,
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,* except for 1976 Taxes, which have been prorated and assumed by the Buyers.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
JAMES LEONARD ADAMS and wife, NANNIE C. ADAMS, their
(successors), heirs and assigns, against the lawful claims of all persons.
Witness our *hand* s *this* 26th *day of* April, 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.*

Curley A. Polk
Curley A. Polk

Albert A. Polk
Albert A. Polk

BOOK 5019 PAGE 902

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, Albert A. Polk and wife, Curley A. Polk the within named bargainors, 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 26th day of April, 19 76.

Lloyd W. Pate Notary Public

Commission expires August 20, 1979

APR 28	CONV	19,500.00			
APR 28	S'TAX		B*	50.70	
APR 28	TN FEE		B*	.50	
APR 28	W'DEED		B*	4.00	* 55.20

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 .....

STATE OF TEXAS:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert A. Polk and wife, Curley A. Polk, the within named bargainors, 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 _____, Texas, this _____ day of April, 1976.

_____
Notary Public

My Commission expires:

WARRANTY DEED

FROM
ALBERT A. POLK and wife

TO
JAMES LEONARD ADAMS and wife

D 46769

IDENTIF. REFERENCE

APR 28 2 21 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

File: H. Scott
Guaranty Mortgage Co.