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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500.00

Eddie M. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 1980

Elizabeth J. Smith
Notary Public

MY COMMISSION EXPIRES: Jan 22, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Elizabeth J. Smith, Atty., 2115 One Commerce Place, Nashville, TN 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Carlton Z. Adams, etux	Community Federal Savings & Loan	81-2-171
(NAME)	(NAME)	
1712 Woodacre Court	2701 Jefferson Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Carmichael, CA 95608	Nashville, TN	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Samuel Richard Owens and wife, Ernestine Owens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlton Z. Adams and wife, Inez G. 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:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Buena Vista Heights, of record in Book 161, page 19, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 50 feet on the east side of Dudley Avenue, now 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Samuel Richard Owens and wife, Ernestine Owens, subject to a life estate in Samuel Owens, by deed from Samuel Owens, of record in Book 4587, page 554, Register's Office for Davidson County, Tennessee; the said Samuel Owens having since died.

unimproved ( )
This is improved ( ) property, known as 2312 (House Number) 24th Avenue North (Street) (P. O. Address) Nashville, TN (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.

Witness our hand s this 12th day of August, 1980

Samuel Richard Owens — Ernestine Owens

SAMUEL RICHARD OWENS — ERNESTINE OWENS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Richard Owens and wife, Ernestine Owens

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 12th day of August 1980

Commission expires Jan. 22, 1981

Elizabeth G. Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

SAMUEL RICHARD OWENS and wife,

ERNESTINE OWENS

TO

CARLTON Z. ADAMS and wife,

INEZ G. ADAMS

G.O.2.0.6.2

IDENTIF. REFERENCE

AUG 12 2 50 PM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24500.00-	CO
			63.70	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	70.20-
5201	A08/12/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

602062

IDENTIF. REFERENCE

AUG 12 2 50 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 773298