2989 [illegible]

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 1980

Notary Public

MY COMMISSION EXPIRES: 10/1/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn and Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas E. Adkins (NAME)	Engel Mortgage Company, Inc. (NAME)	MAP 21
5425 Rawlings Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 347 (STREET ADDRESS)	PAR 47
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	14D-33725

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 Artour Douglas Ezell and wife Lessie Mae Ezell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas E. Adkins and wife Freda A. Adkins

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 part of Tract No. 4 as shown on survey of Division of George E. Anderson:s Farm, not of record, described according to survey made by Dickerson and Dickerson, Engineers, February 6, 1951,as follows:
BEGINNING in the center of Bernard Road at a point 311 feet N 37 deg. W of the Southwesterly corner of the property conveyed to W. T. Johns, by deed of record in Book 2539,page 275, Register's Office for said County, and running thence with the center of said road, N 37 deg. W 100 feet to a point thence N 3 deg. 30 min. E 430 feet to an iron pin; thence S 37 deg. E 100 feet to an iron pin; thence S 3 deg. 30 min. W 430 feet to the beginning, containing .93 acre, more or less, exclusive of the area contained in said roadway.
BEING the same property conveyed to Artngur Douglas Ezell and wife, Lessie Mai Ezell, by deed from Linda Weakley, a widow, of record in Book 4833,page 345, Register's Office for Davidson County,Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved (XX) unimproved ( ) property, known as 5426 Rawlings Road (House Number) (Street) Joelton, TN 37080 (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.

Witness our hand s this 23TH day of OCTOBER, 1980

Arthur Douglas Ezell

Arthur Douglas Ezell

Lessie Mae Ezell

Lessie Mae Ezell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Artaur Douglas Ezell and wife Lessie Mae Ezell

the 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 23rd day of October, 1980

Commission expires 10/17/82

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 Artaur Douglas Ezell

TO Douglas A. Adkins

G I. 6 2 3 8

IDENTIF. REFERENCE

Nov 6 10 48 AM '80

FELIX T. WILSON, Register
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

570[illegible].00- CO
148.20 CO TX
.50 PRFE[illegible]
6.00 WDE[illegible]
CHECK 154.70-
2929A11/06/80 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.62238

T
IDENTIF. REFERENCE

Nov 6 10 48 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 790439