WARRANTY DEED BOOK 5748 PAGE 135

Address New Owner:
James R. Humphreys et ux
1000 Foxwood Rd.
Nashville, Tenn. 37215

Send Tax Bills To:
Security Federal Savings & Loan

Map Parcel Numbers
Map 130-15
Par. 27

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, Peggy Keylon Adams, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James Robert Humphreys and wife, Judith Simmons Hunphreys, 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 Lot No. 12 on the Map of Harpeth Valley Estates, Section 1, of record in Book 1835, page 86, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southwesterly margin of Tyne Boulevard, the common corners of Lots Nos. 12 and 13 on said Plan; thence, with the line between said lots south 41 degrees 08 minutes west 210 feet to a point in said line, the same being the southeast corner of Lot No. 12; thence, north 48 degrees 52 minutes west 227 feet to a point which said point is 10 feet east of a 50 foot drive heretofore dedicated to the County for road purposes; thence, north 41 degrees 08 minutes east 190 feet to a point, said point being 10 feet east of the 50 foot drive hereinabove mentioned; thence, around a slight curve having a radius of 20 feet, 31.42 feet to a point on the southwesterly margin of Tyne Boulevard; thence, easterly with the margin of Tyne Boulevard 207 feet to the point of beginning.

Also included in this conveyance is a tract of land adjoining the part of Lot 12 above described and more particularly described as follows:

Beginning at the southeast corner of Lot No. 12 of the Harpeth Valley Estate of record in Book 1835, page 86, Register's Office for Davidson County, Tennessee, said point also being a point in the westerly margin of Lot No. 12 of the Harpeth Valley Estates and the same being 210 feet from the northwest corner of Lot No. 13 of the Harpeth Valley Estate; thence, along the west line of said Lot No. 13 south 41 degrees 08 minutes west 196.13 feet to a point, the southwest corner of Lot No. 13 of Harpeth Valley Estates; thence, north 48 degrees 52 minutes west 227 feet to a point, said point being 10 feet east of the 50 foot drive dedicated for road purposes and as shown on the Map of Harpeth Valley Estates; thence, north 41 degrees 08 minutes east 206.19

feet to a point in the southerly line of Lot No. 12 of the Harpeth Valley Estates; thence, along said line of Lot No. 12 south 48 degrees 52 minutes east 227 feet to the point of beginning.

The 10 foot strip of land running parallel to the west line of part of Lot No. 12 herein conveyed and the west line of the tract adjoining part of Lot No. 12 herein conveyed and also running parallel to the east side of the 50 foot drive as shown on the Map of Harpeth Valley Estates was expressly excluded from the conveyance from George Henry Tyne to Williams J. Tyne in the Deed of record in Book 2272, page 270, Register's Office for Davidson county, Tennessee, it being the intention of the grantor and grantee in said deed that said 10 foot strip be dedicated to Davidson County for road purposes so that said drive as shown on the Map of Harpeth Valley Estates shall be enlarged to 60 feet in width.

However, the 10 foot strip above mentioned and set forth has since been conveyed by George Henry Tyne to Mildred Gray Helm for life, with remainder to Mildred Helm Scales and husband, John V. Scales, by Deed of Record in Book 2337, page 121, Register's Office for Davidson County, Tennessee, to which deed reference is here made for particulars and the full contents thereof, the said Mildred Gray Helm having since died. It is the intention of the grantor to include in this conveyance and grantor does hereby transfer and convey all of her right, title and interest to said strip of land 10 feet wide as fully described in said deed.

Being the same property conveyed to Alfred T. Adams, Jr., and wife, Peggy Keylon Adams, by deed from First American National Bank of Nashville, Trustee, of record in Book 3804, page 18, Register's Office for said County, the said Alfred T. Adams, Jr., having subsequently conveyed his interest in said property to Peggy Keylon Adams, by deed of record in Book 4429, page 747, said Register's Office.

This is improved property known as 1000 Foxwood Road, Nashville, Tennessee 37215.

To have and to hold 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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, and has a good right to convey the same, and that the same is unencumbered, except for deed of trust to Everett A. Covington, Trustee for Security Federal Savings and Loan Association, of record in Book 5076, page 212, Register's Office for Davidson County, Tennessee, taxes for 1981, and easements and restrictions of record.

And, Grantor further covenants and binds her 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.

Witness my hand this 20th day of May, 1981.

Peggy Keylon Adams
Grantor

Alfred T. Adams, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is 159,000.00.

James R. Humphreys

Sworn to and subscribed before me, this 20th day of May, 1981.

My Commission Expires:
July 28, 1981

Bettie Batson
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Bettie Batson, a Notary Public in and for said County and State, the within named Peggy Keylon Adams, the bargainor, and Alfred T. Adams, Jr., her husband, 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 20th day of May, 1981.

Bettie Batson
Notary Public

My Commission Expires: July 28, 1981

RUSH

G 42900

IDENTIFICATION
MAY 22 9 39 AM '81

This instrument was prepared by:
Michael J. Philbin, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5748 PAGE 138

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
			1550.00- CO	
			413.47 CO TX	
			.50 PRFE	
			5.00 MORT	
			CHECK 468.97-	
7109405/26/81			BAL .03	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

642600

IDENTIFICATION

MAY 22 9 39 AM '81

No. 823340