THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

BOOK 6473 PAGE 732

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Kirk E. Adams	-SAME-	Map 110
Route 6, Box 205		Parcel 138
Springfield, TN. 37172		4D-16030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **VAL JEAN OLIVER**, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **KIRK E. ADAMS** and wife, **JANNA K. 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 lying and being in the 4th Civil District of Davidson County, Tennessee, and being Tracts No. 2 and 3 on a survey made by Gary R. Cummings, dated June 21, 1968, as follows; to wit:
>
> Beginning at a point in the northerly margin of Alvin Sperry Road, said point being 551.1 feet as measured along the northerly margin of Alvin Sperry Road in a southerly direction from the southeast corner of the property belonging to Luther Stirl Pyburn and wife, Etta Mae Pyburn; thence north 46° 32' west 799.5 feet to a point; thence north 84° 52'west 243.0 feet to an iron pin; thence south 5° 43' west 208.0 feet to a point; thence south 47° 28' east 808.5 feet to a point in the northerly margin of Alvin Sperry Road; thence in a northeast direction along the northerly margin of Alvin Sperry Road, 300.0 feet to the beginning and containing 6.0 acres more or less.
>
> Being the same property conveyed to Val Jean Oliver and wife, Donna M. Oliver, by deed of record in Book 4578, page 781, and to Val Jean Oliver by virtue of a Quit-claim Deed from Donna M. Oliver, of record in Book 6311, page 910, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Alvin Sperry Road, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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 my hand this 11th day of January, 1985.

I.7.6.5.4.2

IDENTIF. REFERENCE

JAN 15 9 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Val Jean Oliver
VAL JEAN OLIVER

Susan Alisa Kautzman atty-in-fact
By: SUSAN ALISA KAUTZMAN
His Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Alisa Kuatzman,** to me known to be the person who executed the foregoing instrument in behalf of Val Jean Oliver and acknowledged that she executed the same as the free act and deed of said Val Jean Oliver, by virtue of that certain Limited Power of Attorney of record in Book _____, page _____, Register's Office for Wilson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 11th day of January, 1985.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $16,500.00

Mark B. Cummings
AFFIANT

Subscribed and sworn to before me this 11th day of January, 1985.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

01/15 49.40- CHECK

3300

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6473 PAGE 784

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

16500.00- CAMT.
42.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 49.40-
3300A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 7: 6: 5: 4: 2

IDENTIF. REFERENCE

JAN 16 9 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100925