This Instrument Was Prepared By:
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Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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Address New Owners:
Mr. & Mrs. Robert S. McAdams
6205 Hillsboro Road
Nashville, TN 37215

Send Tax Bills to:
New Owners

Map: 144
Parcel: 7
Field Book: FH-10455

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DANIEL R. HIGHTOWER, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT S. McADAMS and wife, ALDA RAE G. McADAMS, (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract of land in the 7th Civil District of Davidson County, Tennessee, described with reference to a boundary survey by Turner Engineering Co., Inc., dated October 6, 1975, and with reference to recorded subdivision plats and instruments of conveyance hereinafter mentioned, as follows:

Beginning at an iron pin set in concrete, said pin being at the easternmost corner of Lot 20 on the plan of Chickering Estates, Section 1, of record in Book 2663, page 87; thence with the boundaries of said Chickering Estates, Section 1, North 12° 59' 30" West a distance of 382.7 feet to another iron pin set in concrete, and North 87° 53' 30" East a distance of 35.8 feet to a concrete monument, and South 81° 06' 30" East a distance of 35.0 feet to a concrete monument at the southwest corner of Lot 17 on the plan of Chickering Estates, Section 3, of record in Book 4460, page 146; thence with the south line of said Lot 17, South 82° 48' 30" East a distance of 485.45 feet to an iron pin at the southwest corner of Lot 16 on said plan of Chickering Estates, Section 3; thence with the south line of said Lot 16 and said line extended, South 82° 48' 30" East a distance of 558.85 feet to a point in the west line of Tract No. 1 conveyed to J. B. Arlt, Jr. and Gentry Hale by deed of record in Book 3966, page 604; thence with said west line of Arlt, Jr. and Hale, South 6° 47' 30" West a distance of 405.83 feet to a point in the north margin of a 50-foot private road; thence with the north margin of said road, North 71° 06' 30" West a distance of 31.8 feet to a point of beginning of a curve to the left, and along said curve having radius of 1683.9 feet a distance of 303.69 feet to a point, and North 81° 26' 30" West a distance of 213.0 feet to a point at the beginning of a curve to the right, and along said curve having radius of 100.0 feet a distance of 58.58 feet to a point at the beginning of a curve to the left, and along said curve having radius of 50.0 feet a distance of 114.45 feet to a point in the north line of the property conveyed to J. B. Arlt, Jr., et ux, by deed of record in Book 4373, page 407; thence leaving the margin of said private road and with the said north line of Arlt, Jr., ex ux, North 89° 01' 30" West a distance of 289.0 feet to a point in the west line of Tract No. II conveyed to J. B. Arlt, Jr. and Gentry Hale by deed of record in Book 3966, page 604; thence North 11° 23' 30" West a distance of 58.7 feet to the point of beginning; and containing 9.1 acres, more or less.

ALSO CONVEYED hereby is a perpetual easement in and over an existing private road for ingress and egress to and from the above described property and Hillsboro Road, a part of which private road adjoins and lies south of the above described property, and which private road is 50 feet in width, except where it widens as it enters the cul-de-sac at its terminus, and the center line of which private road is described with reference to said deed of record in Book 4373, page 410, and to the plan of Chickering Valley, of record in Book 2331, page 123, as follows:

Beginning at a point in the northwest margin of Hillsboro Road (a 100-foot right-of-way), said beginning point being South 30° 11' West a distance of 140.6 feet from a concrete monument at the southeast corner of said Chickering Valley subdivision; thence from said beginning point, North 72° 27' West a distance of 2,210.54 feet to a point of curve to the left; thence along said curve with radius of 1,658.9 feet a distance of 299.18 feet to a point of tangency; thence North 82° 47' West a distance of 295.92 feet to the center of a 50-foot radius cul-de-sac. Said easement shall be deemed to run with the hereinbefore described property and any part thereof contiguous to said private road, but said easement shall be nonexclusive to the extent that it serves as access for ingress and egress to and from Hillsboro Road and other property contiguous to said private road. Said easement and private road lie upon and across a part of the property conveyed to J. B. Arlt, Jr. and Gentry Hale by deeds of record in Book 3966, page 604, and in Book 3999, page 576, and is the same easement conveyed in the aforesaid deeds of record in Book 4373, page 10, and in Book 4514, page 299.

Being the same property conveyed to Daniel R. Hightower and wife, Jane H. Hightower by deed from Grace T. Murphy and husband, Joe G. Murphy of record in Book 4984, page 633, said Register's Office. The said Jane H. Hightower, being one and the same as Jane Hughes Hightower, having conveyed her interest to Daniel Russell Hightower, being one and the same as Daniel R. Hightower, by quitclaim deed of record in Book 6064, page 51.

This conveyance is made subject to:

1. 1985 property taxes which have been prorated and assumed by the Grantees;

2. Easement for water and gas lines of record in Book 4984, page 630, as amended in Book 5001, page 782, Register's Office for Davidson County, Tennessee; and

3. Right of adverse possession of the owners of contiguous property located along the southerly line of the subject property as established by and described in Hightower v. Pendergrass, 662 S.W.2d 932 (Tenn. 1983).

This is improved property known as 6205 Hillsboro Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 1985.

Daniel R Hightower
DANIEL R. HIGHTOWER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Daniel R. Hightower, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1985.

Notary Public

My Commission Expires: 1/10/89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this
27 day of August, 1985.

Notary Public

My Commission Expires: 1/10/89

338775

IDENTIFICATION REFERENCE

SEP 5 8 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

700000.00- CAMT.
1820.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1829.50-
3820A09/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33875

IDENTIFICATION REFERENCE

SEP 5 8 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169624