4287 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 6701 PAGE 870

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GARY V. EVANS (NAME)	CITIZENS & SOUTHERN MORTGAGE (NAME)	Map 171-14
5640 Clovermeade Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	Parcel 35
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Tucker, Georgia 30085 (CITY) (STATE) - (ZIP)	FB# 6DU-55678

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, LARRY ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY V. EVANS and wife, DENISE R. EVANS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 119 on the Plan of Section Eleven Cloverland Acres, as of record in Plat Book 5200, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Steve Adams and Larry Adams by deed from Eugene R. Williams of record in Book 5440, Page 813, Register's Office for Davidson County, Tennessee. Steve Adams and wife, Jeanine Adams, having since conveyed their interest in Lot 119 to Larry T. Adams by quitclaim deed of record in Book 6529, page 639, said Register's Office. The said Larry T. Adams and Larry Adams being one and the same person.

This conveyance is made subject to (1) Restrictions of record in Book 5344, page 519; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 93, said Register's Office.

Kellene Adams, spouse of Larry Adams, joins in the execution of this instrument for ~~the~~ purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Larry Adams.

TAX REFERENCE
NOV 5 10 AM '85

unimproved ( )
This is improved (XX) property, known as 5640 Clovermeade Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of October, 19 85

Larry Adams
LARRY ADAMS

Kellene Adams
KELLENE ADAMS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY ADAMS and wife, KELLENE ADAMS

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 19 85.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 85

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

3586 5 9 17 470.60- CHE

WARRANTY DEED

FROM

LARRY ADAMS

TO

GARY V. EVANS and wife, DENISE R. EVANS

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

178500.00- CAPIT.
464.10 CSTAX
.50 PRFEE
6.00 MOSTP
CHECK 470.60-
3586A11/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50 42 21

IDENTIFICATION REFERENCE

Nov 5 8 38 AM '85

FELIX Z. WILSON, II
REGISTER

No. 188869