This Instrument Prepared by:
Gayle T. Moyer, Attorney at Law
City Hall Mall
Franklin, TN 37064

Field Book No. 3DZ-61494
Map and Parcel No. 96-14-245

Send Tax Statements To:
National Mortgage Company
4041 Knight Arnold Road
Memphis, Tn 38118

Name/Address New Owner:
Bess K. Adams
3022 Boulder Park Drive
Nashville, TN

Name of Mortgagee:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, a part of the consideration being the assumption by Grantee of that certain promissory note dated December 18, 1985, payable to First National Bank of Dickson, Tennessee, as more fully described in that deed of trust securing payment of said note of record in Book 6741, page 831, Register's Office of Davidson County, Tennessee, said note and deed of trust having been assigned to National Mortgage Corporation by unrecorded instrument, which indebtedness the Grantee herein assumes and agrees to pay in part payment of the purchase price, I, MELISSA Z. FUSSELL THOMAS (formerly Melissa Z. Fussell) have bargained and sold and by these presents do transfer and convey unto BESS K. ADAMS, her heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land situated in the Third Civil District of Davidson County, Tennessee, and being Lot No. 225 on the Plan of Hickory Bend, Section 4, of record in Book 4175, page 34, Register's Office of Davidson County, Tennessee, and being more particularly described as follows.

Said lot fronts 64.86 feet on the westerly side of Boulder Park Drive and extends back 123.4 feet on the southerly line and 122.0 feet on the northerly line to a broken rear line on which it measures 75.10 feet.

Being the same property conveyed to Melissa Z. Fussell by deed from Patricia Gayle Long Garrison, of record in Book 6741, page 827, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1986 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument with Grantee assuming responsibility for payment of same.

2. Deed of trust executed by Melissa Z. Fussell, single, to Dan B. Andrews, Trustee, in favor of First National Bank of Dickson, Tennessee, dated December 18, 1985, and recorded December 20, 1985 at 8:58 a.m. in Book 6741, page 831,

Register's Office of Davidson County, Tennessee, to secure payment of a promissory note in the principal sum of $53,716.00, payable as therein specified, together with any terms, conditions, limitations or restrictions recited therein.

3. Restrictive covenants of record in Book 4272, page 832, and in Book 4367, page 805, Register's Office of Davidson County, Tennessee.

4. All matters shown on the Plan of Hickory Bend, Section 4, of record in Book 4175, page 34, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

Robert E. Thomas, husband of Melissa Z. Fussell Thomas, joins in the execution of this instrument to convey all right, title and interest he may have by virtue of his marriage to Melissa Z. Fussell Thomas.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 15th day of August, 1986.

326932

IDENTIFICATION REFERENCE

Aug 18 11 05 AM '86

Melissa Z. Fussell Thomas
MELISSA Z. FUSSELL THOMAS

Robert E. Thomas
ROBERT E. THOMAS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Gayle D. Mayes, a Notary Public in and for said County and State, the within named MELISSA Z. FUSSELL THOMAS and husband, ROBERT E. THOMAS, the bargainors, 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 seal, at office, on this 15th day of August, 1986.

Gayle D. Mayes
Notary Public

My Commission Expires:
5-20-87

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $56,092.29.

Ben K Adams
Affiant

Sworn to and subscribed before me on this the 15th day of August, 1986.

Gayle D. Mayes
Notary Public

My Commission Expires:
5-20-87

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

RECEIVED OF _____

FOR _____

BOOK 6951 PAGE 939

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

56092.19- CN IT.
157.68 COTAX
.50 PRFE
6.00 WDC P
CHECK 163.68-
12178A08/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32632

IDENTIFICATION REFERENCE

Aug 18 11 05 AM '86

REGISTER
DAVIDSON COUNTY, TN

No. 284277