STATE OF TENNESSEE BOOK 7141 PAGE 977
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 150,000

Kaye G. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 87.

Robert G. Ames
Notary Public

MY COMMISSION EXPIRES: October 9, 1990
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: AMES, SOUTHWORTH & CRAIN ATTY.
Chapple Building, 5115 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaye G. Adams	(Same)	Map 43-9
(NAME)	(NAME)	
500 N. Gallatin Road		Parcel 142
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Jean S. Najar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kaye G. Adams

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit A for the description, which is attached hereto and incorporated herein by reference.

95503

IDENTIFICATION REFERENCE

FEB 20 9 58 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 500 North Gallatin Road (House Number) (Street) Madison, TN 37115 (P.O. Address) (City or Town) (Postal Zip)

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 16th day of February, 19 87

Jean S. Najar

02/20 429.50 2424

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Robert J. Ames, a Notary Public in and for said County and State, the within named Jean S. Najar

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

Witness my hand and official seal at Brentwood, Tennessee, on this 16th day of February, 198 7

Commission expires: October 9, 1990

Robert J. Ames
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____, a Notary Public in and for 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 the ____ of the ____, the within named bargainor, a corporation, and that ____ he as such ____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by ____ self as such ____.

Witness my hand and official seal at ____, Tennessee, on this ____ day of ____, 198____.

Commission expires: ____

____
Notary Public

WARRANTY DEED

FROM

TO

AMES, SOUTHWORTH & CRAIN
Chapple Building
5115 Maryland Way
Brentwood, TN 37027

EXHIBIT A
(Sale of 500 N. Gallatin Road, Madison, TN
to Kaye G. Adams from Jean S. Najar)

That portion of property within the Woodlawn Estates, County of Davidson, City of Nashville, State of Tennessee, more fully described as follows:

Being Lots 8 and 9 of Block C on the plan of Woodlawn Estates of record in Book 843, Page 82, Register's Office, Davidson County, Tennessee. Said Lots 8 and 9 front together 110 feet on the easterly side of Gallatin Pike and run back between parallel lines with the northerly margin of Dupont Avenue 165 feet to a dead line.

Being the same property conveyed to Joseph M. Najar by deed dated October 11, 1944, and recorded in the Office of the Register of Davidson County, Tennessee, in Book 1286, Page 342.

Being the same property conveyed to Jean S. Najar by the Last Will and Testament of Salem Joseph Najar probated November 21, 1984, of record in Will Book 149, Pages 309-310, Office of County Clerk, Davidson County, Tennessee, and by Quitclaim Deed dated January 24, 1987, from Kenneth B. Najar, Ann N. Baumgartner, Barbara J. Dennis, Josephine Najar Cavender and Fred J. Najar of record in Deed Book 7120, Pages 482-483, Register's Office, Davidson County, Tennessee.

Excluded from this description is that portion of this property taken by condemnation, or the threat thereof, for use in widening Gallatin Road as part of State of Tennessee Department of Transportation Project No. F-006-3, being Tract No. 25 on plan sheet No. 4 thereof dated 1956.

The conveyance of this property and all covenants and warranties herein are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between Grantor and Lender.

2. Restrictive covenants and building restrictions dated January 13, 1939, of record in Deed Book 1082, Page 641, Register's Office, Davidson County, Tennessee.

3. Easement for sanitary sewers dated April 24, 1962, of record in Deed Book 3373, Page 203, Register's Office, Davidson County, Tennessee.

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

150[illegible].00- CAMT.
420.[illegible]0 STAX
.50 PRFE
9.00 MDEED
CHECK 429.50-
2424A02/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95503

IDENTIFICATION REFERENCE

FEB 20 9 59 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 47736