(hinkle/deed)

Send Tax Statements To:
ADEX CORPORATION
2937 BERRY HILL DR
NASHVILLE TN 37204

New Owner(s)
SAME

Mail

This Instrument Prepared By:
Patricia A. McDade, Attorney
408 Main Street
Franklin, TN 37064

BOOK 7564 PAGE 832

Map 118-07-0 Parcel 198.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Thousand ($60,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt and sufficiency of which is hereby acknowledged, We, ROY F. HINKLE, JR., and J. B. WATSON, Jr., have this day bargained and sold and by these presents do hereby transfer and convey unto the Grantee, ADEX CORPORATION, its successors and assigns, the following described land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot #4 on Block "H" on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office of Davidson County, Tennessee. Said Lot #4 fronts 70 ft. on the North side of East Iris Drive and runs back 131.5 feet on the West line and 132.5 feet on the East line, to a dead line on which it measures 70 feet.

Being the same property conveyed to Roy F. Hinkle, Jr., by Substitute Trustee's Deed of Julian L. Bibb, Substitute Trustee, dated October 30, 1987, and of record in Book 7392, page 132, Register's Office of Davidson County, Tennessee. By Deed of record in Book 7556, page 715, Register's Office of Davidson County, Tennessee, Roy F. Hinkle, Jr., conveyed a two-fifths (2/5) undivided interest in and to the herein described real property to J. B. Watson, Jr.

TO HAVE AND TO HOLD the said parcel or tract of land, with the improvements and appurtenances thereunto belonging to the said Grantee, its successors and assigns, forever.

AND WE DO COVENANT with the Grantee, that we are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following:

1) Subject to 1988 taxes which have been prorated an which will be paid by the Grantee when when due.

2) Subject to Restrictive Covenants of record in Book 1165, page 627, and Book 1429, page 672, Register's Office of Davidson County, Tennessee.

3) Subject to the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office of Davidson County, Tennessee, which indicates minimum building setback lines, easements for public utility and drainage purposes, and such other matters as may be shown on said Plat.

AND WE DO FURTHER COVENANT, and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Title to the aforesaid real property is vested in Roy F. Hinkle, Jr., and J. B. Watson, Jr. Mary Earline Hinkle, wife of Roy F. Hinkle, Jr., and Marjorie Watson, wife of J. B. Watson, Jr., for the consideration hereinafter expressed, join in the execution of this Warranty Deed for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which they now have or hereafter may acquire by virtue of their respective marriages, including, but not limited to homestead as provided by the laws of the State of Tennessee, but the said Mary Earline Hinkle and Marjorie Watson do not join in the covenants and warranties of this indenture.

WITNESS our hands this 31 day of May, 1988.

Roy F. Hinkle, Jr.
ROY F. HINKLE, JR.

Mary Earline Hinkle
MARY EARLINE HINKLE

J. B. Watson, Jr.
J. B. WATSON, JR.

Marjorie Watson
MARJORIE WATSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY F. HINKLE, JR., the Bargainor, with whom I am personally acquainted (or whose identity was 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 Franklin, Tennessee, this 31 day of May, 1988.

Elizabeth H. Anderson
NOTARY PUBLIC

My Commission Expires:
5/25/92

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STATE OF TENNESSEE

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COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY EARLINE HINKLE, the Bargainor, with whom I am personally acquainted (or whose identity was 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 Franklin, Tennessee, this 31 day of May, 1988.

Loretta Ann Hart
NOTARY PUBLIC

My Commission Expires:
10/20/90

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. B. WATSON, JR., the Bargainor, with whom I am personally acquainted (or whose identity was 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 Franklin, Tennessee, this 31 day of May, 1988.

Elizabeth H. Anderson
NOTARY PUBLIC

My Commission Expires:
5/25/92

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STATE OF TENNESSEE

BOOK 7564 PAGE 835

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARJORIE WATSON, the Bargainor, with whom I am personally acquainted (or whose identity was 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 Franklin, Tennessee, this 31 day of May, 1988.

Elizabeth H. Anderson
NOTARY PUBLIC

My Commission Expires:
5/25/92

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of the property transferred is $60,000.00. This is equal to or greater than the property transferred would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31 day of May, 1988.

NOTARY PUBLIC

My Commission Expires:

5/25/92

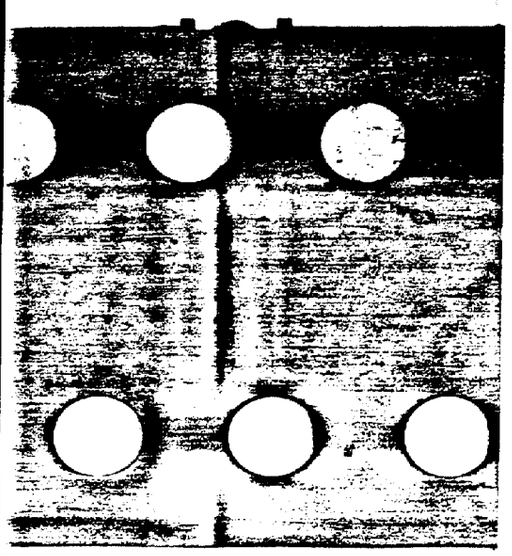
BOOK 7564 PAGE 836

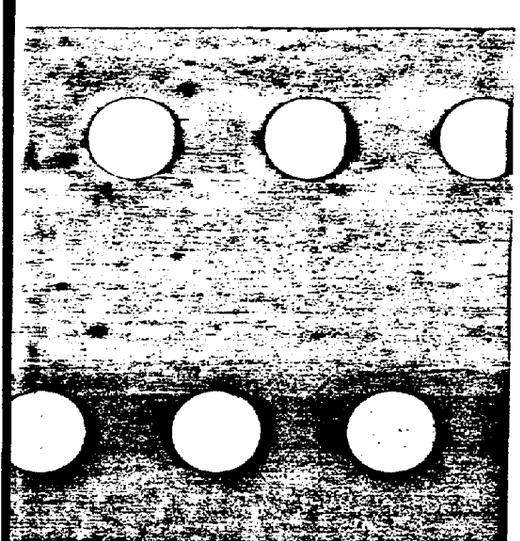
37255.

IDENTIFICATION REFERENCE.

JUN 7 10 03 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7564 PAGE 837

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 60000.00
				CON TX 169.00
				PRFEE 0.50
				WDEED 15.00
				TOTAL 183.50
				CHECK 183.50
06/07/88	01			10:02 0001 213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37255

IDENTIFICATION REFERENCE

JUN 7 10 03 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99060