2549 08/02 0101 03CHECK 184.70

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration of value whichever is greater, for this transfer is $ 54,000.00

Affiant

Subscribed and sworn to before me this the 1st day of Aug., 1988.

Notary Public

My commission expires: 10-15-88

5475.51

IDENTIFICATION REFERENCE

AUG 29 08 AM '88

BOOK 7615 PAGE 374

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Larry D. Craig, Attorney at Law, 305 14th Avenue North, Nashville, Tennessee 37203

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard McAdams	Dobson & Johnson, Inc.	Map 72-077
1417 McGavock Pike	Suite 400,	Parcel 276
Nashville, Tennessee 37216	4400 Harding Road	15DZ31745
	Nashville, TN 37205	

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael E. Baker, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Richard McAdams, an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

BEING Lot No. 1 on the Map of J.A. Demontbreun's Subdivision of the Dudley Property, as of record in Book 974, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the northerly side of William's Ferry Road, now McGavock Pike and extends back 177.3 feet on the easterly line and 176 on the westerly line to an alley on which it measures 60 feet thereon.

BEING the same property conveyed to Michael E. Baker, unmarried, by deed from John Boyce Chessor, unmarried, of record in Book 7283, Page 140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

As part of the above consideration, the Grantee herein expressly assumes and agrees to pay the unpaid balance owing on a certain note executed by William R. Spurlock and wife, Joyce Spurlock, to Dobson & Johnson, Inc., in the original principal amount of $13,500.00, of record in Book 4322, Page 593, Register's Office for Davidson County, Tennessee; and the Grantee herein expressly assumes and agrees to pay the unpaid balance owing on a certain note executed by Michael E. Baker to John Boyce Chessor, in the original principal amount of $39,680.91, of record in Book 7283, Page 143, Register's Office for Davidson County, Tennessee. Grantee joins in this instrument for the assumption aforesaid.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it,

and the same is unencumbered,* and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 1st day of Aug., 1988.

MICHAEL E. BAKER, an unmarried person

RICHARD McADAMS, an unmarried person

*except as set forth above.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Michael E. Baker, an unmarried person, 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 Kingston Springs, Tennessee, this 1st day of Aug., 1988.

NOTARY PUBLIC

My commission expires: 10-11-88

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Richard McAdams, an unmarried person, 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 Kingston Springs, Tennessee, this 1st day of Aug., 1988.

NOTARY PUBLIC

My commission expires: 10-11-88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 376

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 54000.00
				CON TX 178.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 184.70
				CHECK 184.70

08/02/88 01 09:10 0001 2549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5475 I.

IDENTIFICATION REFERENCE

AUG 2 9 06 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 119151