STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00

Ira T. Adams
Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 7th DAY OF December, 1990.

Karen Melody Bahrsen
Notary Public

MY COMMISSION EXPIRES: OCT 5, 1992

This Instrument prepared by:

KING & TURNBOW, ATTORNEYS-AT-LAW, 203 3RD AVE. SO., FRANKLIN, TN

Address New Owner (s):	Send Tax Bills To:	Map Parcel Number:
Ira T. Adams	SAME	160-05-0-029.00
5850 CLOVERLAND DRIVE		
BRENTWOOD, TN 37027		

****

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ira T. Adams and James E. Adams, Jr., Co-Executors of the Estate of J. E. Adams, Sr., deceased, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Ira T. Adams, 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:

Land in Davidson County, Tennessee, being Lot # 139 on the plan of Oak Hill Estates, Section III, as of record in Book 4860, pages 3, 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more specific description.

Being the property conveyed to James E. Adams of record in Book 7722, page 31 Register's Office for Davidson County, Tennessee.

James E. Adams is deceased. Ira T. Adams and James E. Adams, Jr. were duly appointed as Co-Executors of the Estate of J. E. Adams, Sr. of record in Will Book 52, page 580-592. The Co-Executors were authorized to convey the above referenced property pursuant to an Agreed Order of record in Probate Book 30, pages 129-131.

This is unimproved property, known as Lot # 139, Oak Hill Estates, County of Davidson.

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 we do covenant with the said Grantee 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 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 our hands this 1st day of December, 1990.

Ira T. Adams Co Executor
Ira T. Adams, Co-Executor of the Estate of J. E. Adams, Sr.

James E Adams Jr Co Executor
James E. Adams, Jr., Co-Executor of the Estate of J. E. Adams, Sr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, Karen Melody Roberson, a Notary Public within and for the State and County aforesaid, personally appeared Ira T. Adams with whom I am personally acquainted and who upon his oath acknowledged himself to be the Co-Executor of the Estate of J. E. Adams, Sr. and as such Co-Executor executed the foregoing instrument for the purposes therein contained by signing his name as Co-Executor of the said estate.

Witness my hand and seal at Franklin Tennessee, this the 1st day of December 1990.

Karen Melody Roberson
NOTARY PUBLIC

My Commission Expires: Oct. 5, 1992

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, Karen Melody Roberson a Notary Public within and for the State and County aforesaid, personally appeared James E. Adams, Jr. with whom I am personally acquainted and who upon his oath acknowledged himself to be the Co-Executor of the Estate of J. E. Adams, Sr. and as such Co-Executor

executed the foregoing instrument for the purposes therein contained by signing his name as Co-Executor of the said estate.

Witness my hand and seal at Franklin, Tennessee, this the 14th day of December, 1990.

Karen Melody Patterson
NOTARY PUBLIC

My Commission Expires: Oct. 5, 1992

KAREN MELODY PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENN.

9294 12/14 0101 03CHECK 158.50

79546

IDENTIF. TREFERENCE

DEC 14 11 04 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8257 PAGE 411

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 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 9.00
TOTAL 158.50
CHECK 158.50

12/14/90 01 11:03 0001 9294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79546

IDENTIF. REFERENCE

DEC 14 11 04 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 381719