FILED BOX 14

FORM NO. WD-1

BOOK 8578 PAGE 381

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48350.00

Toni H. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 19 92

Notary Public

MY COMMISSION EXPIRES: 9/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Toni H. Brown (NAME)	Fidelity Federal Savings and Loan Association (NAME)	94-16
301 Spence Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2625 (STREET ADDRESS)	11.00
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	3DZ 04452

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, Howard E. McAdams and Myrtle Ann Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toni H. Brown

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 9 on the Map of Spence Circle, Section A, of record in Plat Book 1424, Page 62, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard Paul McAdams and wife, Carolyn J. McAdams by deed of record in Book 4492, Page 284, Register's Office for Davidson County, Tennessee. The said Richard Paul McAdams predeceased Carolyn J. McAdams. Said property is now vested in Howard E. McAdams and Myrtle Ann Phillips as the heirs at law of Carolyn J. McAdams. See Attached Heirship Affidavit.

This conveyance is subject to any and all existing restrictions and easements of record.

93667

IDENTIFICATION REFERENCE

MAR 19 10 23 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 301 Spence Circle, Nashville, TN 37210
(House Number) (Street) (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 our hand s this 16th day of March, 19 92

Howard E. McAdams

Myrtle Ann Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned BOOK 8578 PAGE 382, a Notary Public in and for said County and State, the within named Howard E. McAdams and Myrtle Ann Phillips

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 official seal at Antioch, Tennessee, this 16th day of March, 19 92.

Commission Expires October 9, 1995

Notary Public

STATE OF TENNESSEE
Davidson County

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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Howard E. McAdams and Myrtle Ann ~~Phillips~~

TO
Toni H. Brown

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

Prepared by: Cheekman, Milam & Weiss
Nashville, TN.

FILE IN BOX 14
7979-3

AFFIDAVIT OF HEIRSHIP

Carolyn J. McAdams BOOK 8578 PAGE 383

New Owner:
Howard E. McAdams et al
c/o Guaranty Title & Escrow Co.
2711 Murfreesboro Road #105
Antioch, TN 37013

TAX BILL
To Owner

MAP & PARCEL
94-16-11

STATE OF TENNESSEE
COUNTY OF Davidson

RE: Property Described in
Book 4492, Page 284
R.O.D.C.

We, Myrtle Ann Phillips and Howard E. McAdams, being first duly sworn on oath, state that we are of lawful age and that based upon our personal knowledge further depose and state:

1. Carolyn J. McAdams died on the 27 day of February, 1990.

2. Carolyn J. McAdams was not married at the time of her death.

3. The estate of Carolyn J. McAdams is solvent and that any and all debts and inheritance taxes, if any, against the estate of XXXXXXXXXXXXXXXXXX have been paid.

4. The only children born (or legally adopted) by Carolyn J. McAdams from all marriages are:

Howard E. McAdams
Myrtle Ann Philips

This affidavit is given as an inducement for Stewart Title Company to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Stewart Title Company for any loss caused by a mistatement of fact.

TCA 30-1206 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him to be false, or about which he does not have sufficient knowledge to justify his making such a sworn statement on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness my hand this 16th day of March, 1992.

/ Myrtle Ann Phillips
/ Howard E. McAdams
Affiant

Sworn to and subscribed before me this 16th day of March, 1992.

Notary Public

My Commission Expires: 10-9-95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0479 0101 03CHECK 188.71

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8578 PAGE 384

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

CAMT	48350.00
CON TX	178.71
PRFEE	1.00
WDEED	9.00
TOTAL	188.71
CHECK	188.71

03/19/92 01 10:23 0001 7960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93667.

IDENTIFICATION REFERENCE

MAR 19 10 23 AM '92

DAVIDSON COUNTY, TN

No. 512372