7

BOOK 9530 PG 575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, OR WE, HEREIN, SWEAR THAT THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,924.90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 19 94

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 28, 1995

Notary Public

MY COMMISSION EXPIRES: 5-28-95
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Laverne Hardin-Johnson (NAME) | Lincoln Service Mortgage Corp (NAME) | 150-3-481 |
| 3608 Wells Court (ADDRESS) | 4801 Frederica Street (ADDRESS) | 02DX-03856 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Owensboro, KY 43204-0005 (CITY) (STATE) (ZIP) | |

FOR AND 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, Jeffrey G. Adams and wife, Karis W. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laverne Hardin-Johnson, a single person

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, TN, BEING Lot No. 122-B on the Plan of Zone Lot Divison, Lots 119 through 123, Chelsea of Priest Lake, Section 2-C, of record in Book 6250, page 943 and amended in Book 6900, page 192, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeffrey G. Adams and wife, Karis W. Adams, by deed from Randall Phillips Builders, Inc. and Philhall Corporation, of record in Book 7187, Page 301, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1994 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, page 943, amended in Book 6900, page 192; restrictions of record in Book 6900, page 192; all of record in the Register's Office for Davidson County, Tennessee.

Grantee hereby agrees to assume indebtedness secured by Deed of Trust to Commerce Union Bnak of record in Book 7187, Page 304, Register's Office for Davidson County, TN, to which reference is hereby made for more complete terms and conditions.

unimproved ( )
This is improved (X) property, known as 3608 Wells Court, Antioch, TN 37013
(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 23rd day of November, 19 94

Jeffrey G. Adams

Karis W. Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

9530 PG 576

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey G. Adams and wife, Karis W. Adams

the bargainor s, 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 Brentwood, Tennessee, this 23rd day of November

Commission expires 5-25-97

Notary Public

GREGORY S. PERRONE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires May 28, 1995

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

# WARRANTY DEED

## FROM

Jeffrey G. Adams and wife,
Karis W. Adams

## TO

Laverne Hardin-Johnson

**RETURN TO:**


**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027


IDENTIF. ↑ REFERENCE

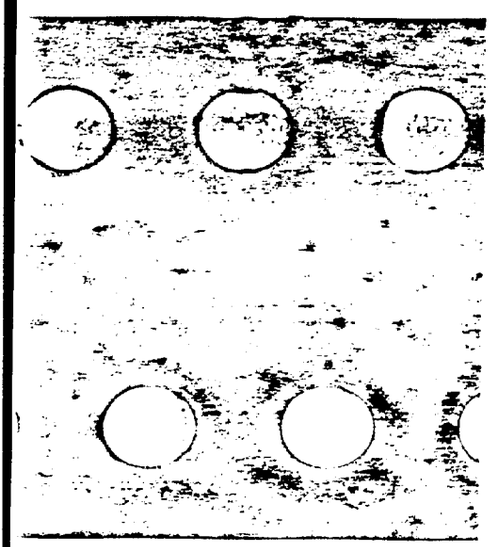
12313

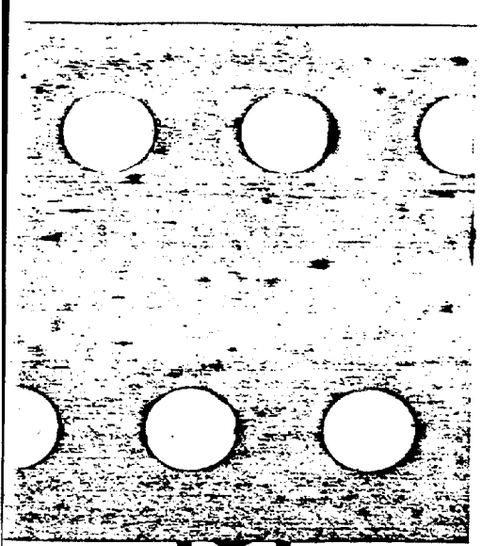
94 NOV 29 AM 8:53

REGISTER
DAVIDSON COUNTY, TN.

7707 11/29 0101 03CHECK

241.83





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

RECEIVED OF _____

FOR _____

BOOK 9530 PG 577

| | | |
|---|---|---|
| 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 62924.90 |
| | | | | CON TX 232.83 |
| | | | | CANCEL |
| | | | 11/29/94 01 | 08:54 0001 7707 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

12313
IDENTIF. # REFERENCE

94 NOV 29 AM 8:53
REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 62924.90 |
| CON TX | 232.83 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 241.83 |
| CHECK | 241.83 |

11/29/94 01 08:54 0001 7707

**No.** 857743