This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Richard S. Adams and Deborah J. Adams
2200 Ninth Avenue South
Nashville, TN 37204

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 105-13
GROUP
PARCEL 400

WARRANTY DEED

BOOK 9594 PG 928

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jerome V. Donnell, as Executor of The Estate of Joe Howard Donnell, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Richard S. Adams and wife, Deborah J. Adams, 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. 1 on the Map of Mrs.Hannah Tune's Subdivision of Lot No. 99 in the Waverly Land Company's Plan of Lots, as of record in Book 547, page 182, Register's Office for said County.
>
> BEGINNING at the southeasterly corner of 9th Avenue, South (formerly Kirkman Avenue) and an alley (being the first alley south of Glenn); thence southwardly with the easterly side of 9th Avenue, 92.8 feet to the northwesterly corner of Lot 2 in said Subdivision; thence eastwardly with the line between lots 1 and 2, 157.5 feet to said alley; thence northwestwardly with the southwesterly margin of said alley, 190 feet to the beginning.
>
> BEING the same property conveyed to Joe Howard Donnell, (deceased) and Ann Elizabeth Donnell, (deceased), by deed from Ewell J. Martin and wife, Nellie Martin, as of record in Book 3789, page 192, Register's Office for Davidson County, Tennessee. The said Ann Elizabeth Donnell predeceased Joe Howard Donnell who died on March 9, 1994, and the sale of the property being approved by Order of the Probate Court for Davidson County, Tennessee, dated January 9, 1995, and of record in Will Book 390, page 614, Probate Court for Davidson County, Tennessee.

This is improved property known as 2200 Ninth Avenue South, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Richard S. Adams and wife, Deborah J. Adams, their heirs and assigns, forever; and I, Jerome V. Donnell, as Executor of The Estate of Joe Howard Donnell, do covenant with the said Grantees 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 unless otherwise herein set out; 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9594 PG 929

Witness my hand this the 13th day of February, 1995.

The Estate of Joe Howard Donnell

By: Jerome V. Donnell Executor
Jerome V. Donnell, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jerome V. Donnell, Executor, 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 Warranty Deed as Executor of the Estate of Joe Howard Donnell, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of February, 1995.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 62,000.00.

Richard S. Adams
AFFIANT

Subscribed and sworn to before me
this 13th day of February, 1995.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

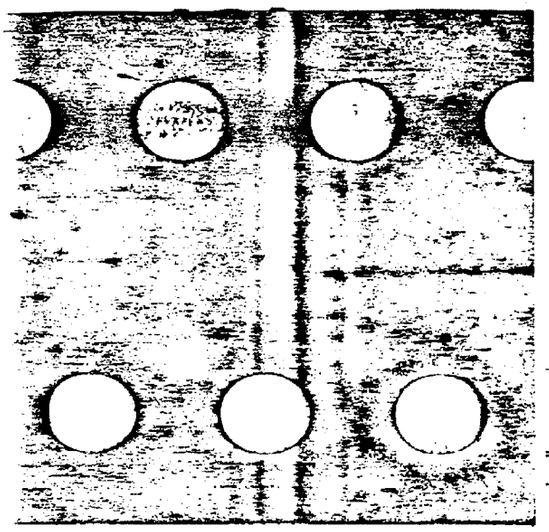
95 FEB 14 PM 12:09
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

34067

IDENTIF. & REFERENCE

PICK-UP

1650 0114 0101 03CHECK 238.40



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

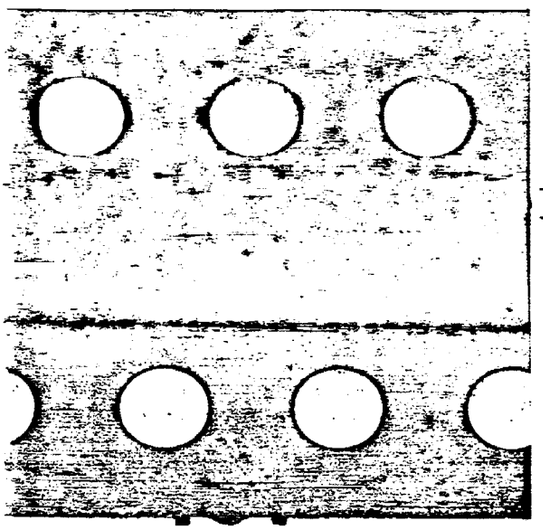
RECEIVED OF _____

FOR _____

BOOK 9594 PG 930

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 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1650

34067
IDENTIF. & REFERENCE

95 FEB 14 PM 12:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 881361