This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

**WARRANTY DEED**

BOOK 9691 PG 490

| New Owner: | Send Tax Bills To: | Map and Parcel: |
|---|---|---|
| Boyd Adams and Dorothy Adams<br>2204 Selma Avenue<br>Nashville, Tennessee 37214 | same | Map-Par. 94-57 |

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For and in consideration of the sum of Ten and 00/100--------($10.00)----------DOLLARS, and other good and valuable consideration, CHARLES E. PORTER and wife, EUDORAH M. PORTER, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said BOYD ADAMS and wife DOROTHY ADAMS, hereinafter referred to as Grantees, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being Lots Nos. 3, 4 and 5 on the Plan of Gilbert Logue's Tract, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, July 1, 1946, as follows:

Said Lot no. 3 is described as follows:

Beginning on the northerly margin of Lebanon Pike South 64° 15' East 150 feet from the southeast corner of a tract of land owned by J. F. Gotscnall, being the corner of Lots Nos. 2 and 3; thence with said Pike South 64° 45' East 100 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwardly 205 feet to the southerly line of Lot No. 6; thence with the line between Lots Nos. 3 and 6, North 64° 45' West 100 feet; thence South 25° 15' West 205 feet to the + beginning.

Said Lot No. 4 is described as follows:

Beginning on the northerly margin of the Lebanon Pike at the southeast corner of the property conveyed to William S. Faulkner, Jr. and wife by deed from Gilbert S. Logue, et al of record in Book 1911, page 7, Register's Office for said County, being the corner of Lots Nos. 3 and 4; thence with the northerly margin of said Pike, South 64° 45' East 115 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 15° 15' East 210.2 feet to the southerly line of Lot No. 6; thence with said line, North 64° 45' West 77 feet to the northeast corner of said Faulkner property; thence with said Faulkner's easterly line, southwardly 205 feet to the beginning.

Said Lot No. 5 is described as follows:

Beginning on the northerly margin of the Lebanon Pike at a point South 64° 45' East 115 feet from the southeast corner of the property conveyed to William S. Faulkner, Jr. and wife by deed from Gilbert S. Logue, et al, of record in Book 1911, page 7, Register's Office for said County, being the corner of Lots Nos. 4 and 5; thence with the northerly margin of said Pike, South 64° 45' East 139.5 feet; thence North 3° 45' West 230.4 feet to the southerly line of Lot No. 6 on said unrecorded plan; thence

with said line, North 61° West 63.9 feet to a point, South 64° 45' East 77 feet from the northeast corner of said Faulkner property, the corner of Lots Nos. 4 and 5; thence with the line between said two lots South 15° 15' West 210.2 feet to the beginning.

Included in the above described property but expressly excluded therefrom is the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation by right-of-way deed for highway purposes of record in Book 5253, page 261, Register's Office for Davidson County, Tennessee.

Also included in the above described property but Expressly Excluded therefrom is the property conveyed to Drakes Branch Associates, a Tennessee General Partnership by deed from Charles E. Porter and wife Eudorah M. Porter of record in Book 6561, page 8, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles E. Porter and wife Eudorah M. Porter by deed from Guy McFarland and wife Mable McFarland of record in Book 5357, page 987, said Register's Office.

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 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.

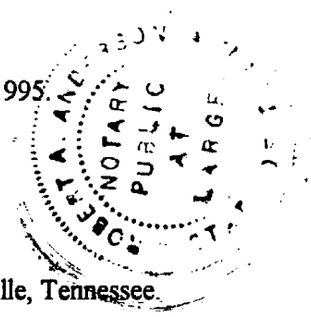
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $7,172.73.

Boyd Adams
Affiant

Subscribed and sworn to before me, this the 5 day of June, 1995.

Robert C. Anderson
NOTARY PUBLIC

My Commission Expires:
11/20/96



This is improved property known as 1630 Lebanon Pike Circle, Nashville, Tennessee.

95 JUN -5 PM 2:29
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
00067002

Whenever 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 5 day of June, 1995.

CHARLES E. PORTER

EUDORAH M. PORTER

7849 06/05 0101 03CHECK 39.54

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named CHARLES E. PORTER, 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 Nashville, Tennessee, this 5th day of June, 1995.

Notary Public

My Commission Expires: 11/20/96

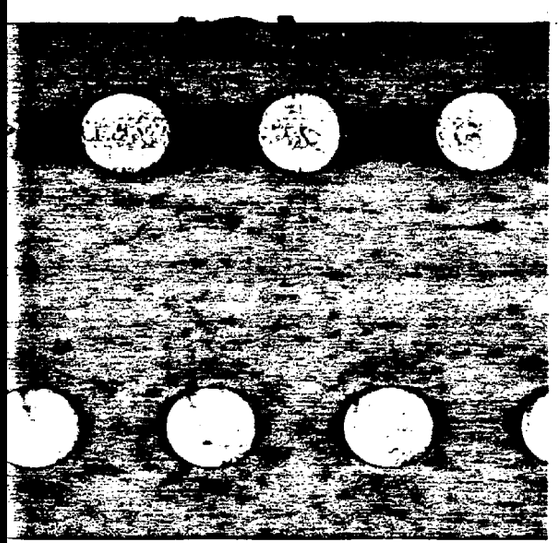
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named EUDORAH M. PORTER, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of June, 1995.

Notary Public

My Commission Expires: 11/20/96



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

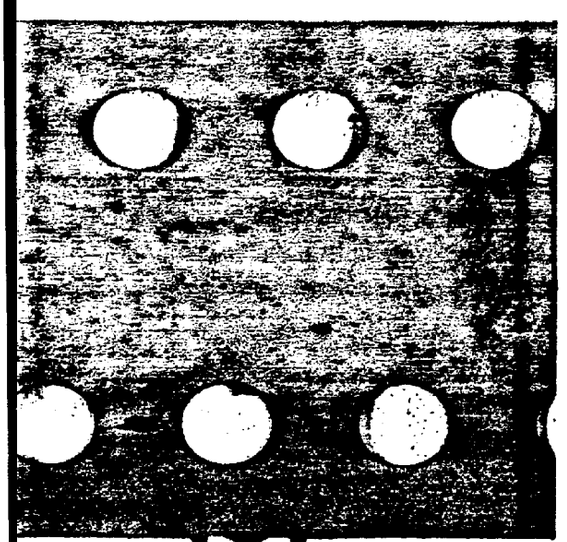
RECEIVED OF _____

FOR _____

BOOK 9691 PG 493

| | | |
|---|---|---|
| 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 7172.73
CON TX 26.54
PRFEE 1.00
WDEED 1.00
ERR CO
WDEED 1.00-
WDEED 12.00
TOTAL 39.54
CHECK 39.54

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

0067002
IDENTIF. # REFERENCE

95 JUN -5 PM 2:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

06/05/95 01 14:29 0001 7849

No. 917143