STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

Subscribed and sworn to before me, this the 19 day of 1996

My Commission Expires November 22, 1997

My commission expires:

(Affix Seal)

Affiant

Notary Public

BOOK 10123 PG 368

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #6S20112 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Michael D. Adkins	SEND TAX BILLS TO: New Owner
312 Harpeth Hills Drive	
STREET ADDRESS Franklin, TN 37069	STREET ADDRESS
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 119-6-20	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Thomas C. Fichtel and wife, Judy D. Fichtel

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Michael D. Adkins and wife, Serita N. Adkins

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 158 on the Plan of Resubdivision of Lot Nos. 3, 4, 5 and 6, Cumberland Nurseries, of record in Plat Book 332 at page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Thomas C. Fichtel and wife, Judy D. Fichtel by Deed of record in Book 6046 page 120, Register's office for said County.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

This instrument is executed on behalf of Thomas C. Fichtel and wife, Judy D. Fichtel by Charles L. Hendrix, as their Attorney-in-Fact pursuant to a Power of Attorney being placed of record with this instrument.

THIS IS IMPROVED PROPERTY KNOWN AS 99 Lutie Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 19 day of July ,1996

Thomas C. Fichtel by Charles L. Hendrix, Attorney-in-Fact

By: Charles L. Hendrix

Judy D. Fichtel by Charles L. Hendrix, Attorney-in-Fact

By: Charles L. Hendrix

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 19 day of July , 1996 , before me personally appeared Thomas C. Fichtel & Judy D. Fichtel to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this 19 day of July 19, , 1996 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of July, 1996, before me personally appeared Charles L. Hendrix, to me known to be the person who executed the foregoing instrument on behalf of Thomas C. Fichtel and wife, Judy D. Fichtel; and acknowledged that he executed the same as the free act and deed of the said Thomas C. Fichtel and wife, Judy D. Fichtel.

Witness my hand and official seal.

Notary Public

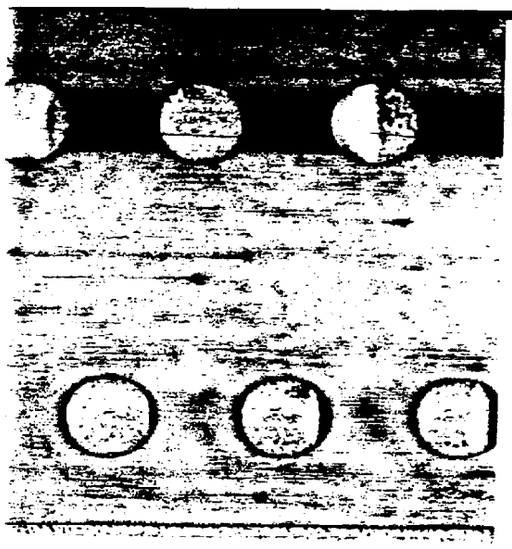
My commission expires:

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 22, 1997

0206070
IDENTIFICATION REFERENCE

96 JUL 22 PM 2:51
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7894 07/22 0101 03CHECK 179.20



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

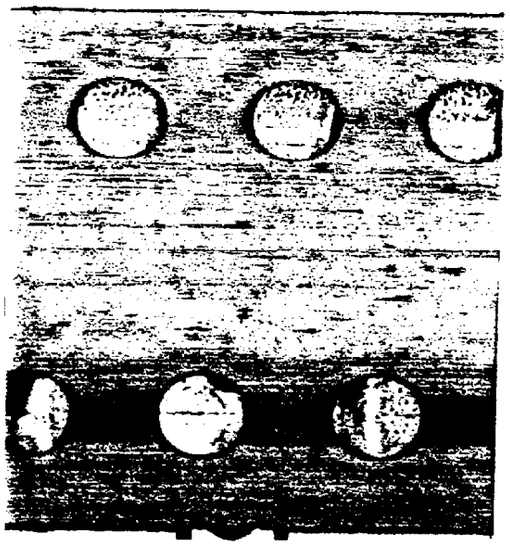
RECEIVED OF _____

FOR _____

BOOK 10123 PG 370

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 46000.00
MOR TX 170.20
ERR CO
MOR TX 170.20-
CON TX 170.20
PRFEE 1.00
WDEED 8.00
TOTAL ~~179.20~~
CHECK ~~179.20~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/22/96 01 14:59 0001 7894

0206070
IDENTIF. & REFERENCE

96 JUL 22 PM 2:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1065532