07/11/96

WARRANTY DEED BOOK 10131 PG 277

FROM: Alfred T. Adams, Jr. and Thomas E. Adams, Successor Trustees

TO: Adams Cousins, Inc.

Name & Address of Property Owner	Send Tax Notices to:	Map-Parcel No.
Adams Cousins, Inc. Suite 201 444 James Robertson Pkwy. Nashville, TN 37219	SAME	Map 92-12 Parcel 492

For valuable consideration, receipt of which is acknowledged, we Alfred T. Adams, Jr., and Thomas E. Adams, Successor Trustees (Grantors), have bargained and sold and conveyed to Adams Cousins, Inc. (Grantee), a Tennessee Corporation, the following described real properties:

TRACT A:

The following described lot or parcel of ground situated in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Beginning at a point on Broad Street sixty (60) feet west of Belmont Avenue, running thence southwardly along Dr. W. G. and Sarah A. Ewing's west line about one hundred and fifty nine (159) feet to a point on an alley fifty (50) feet west of Belmont Avenue, thence west along said alley fifty (50) feet, thence north about one hundred and forty six (146) feet to the south side of Broad Street at a point one hundred and thirty (130) feet west of Belmont Avenue, thence east along Broad Street seventy (70) feet to the beginning.

This is improved property known as 1605 Broadway, Nashville, Tennessee, 37203.

TRACT B:

Two parcels of land in Grundy County, State of Tennessee, as follows:

Two certain tracts of land lying and being in the Village of Beersheba Springs: The first being what is known as the White House property and described as beginning on the northwest side of Beersheba Springs-Altamont Road at the end of the dividing fence between the western portion of the property now being conveyed and the lot belonging to H.B. Northcutt (known to Summer Colonists as the Adams Cottage), the said beginning point being the said Northcutt's southeast corner on the said road; thence northeastwardly along the northern margin of said road 254 2-3 feet more or less to the corner lot formerly owned by Peter Schild; thence northwestwardly along said Schild line 550 feet more or less; thence southwestwardly still along the division line between this tract and the said Peter Schild land 146 3-4 feet more or less to the northeast corner of said H.B. Northcutt lot; thence southeastwardly along the Northcutt eastern boundary line 435 1-2 feet more or

less to the beginning.

The second lot being a part of the lot known as the Peter Schild lot, beginning at a new corner on the north side of said Beersheba Springs-Altamont Road, 147 feet northwestwardly from the southwest corner of Miss Fannie Thompson's property which was formerly known as the Dahlgreen Cottage, running thence southwestwardly with the north margin of the said road 117 feet more or less to the southeast corner of the first tract hereinabove described; thence northwestwardly with the east boundary line of the first described lot 550 feet more or less to the northeast corner thereof; thence continuing northwestwardly on a new line running through the Peter Schild lot and being a line established by and between Mrs. Maude Bailey Merritt and T. B. Northcutt 300 feet more or less to a stone set in the southerly line of Armfield Avenue, said stone being a new corner between said Mrs. Maude Bailey Merritt and said Northcutt; thence with a southerly margin of said Avenue in a northeastwardly direction to a point one-half way to Mrs. Cagle's northwest corner; thence southeastwardly through the aforesaid Peter Schild's lot on a new line established by and between Miss Fannie Thompson and the said Mrs. Merritt 300 feet more or less to a stone; thence continuing southeastwardly with Miss Thompson's new westerly boundary line 550 feet more or less to the beginning; the first hereinabove described lot having been acquired by Mrs. Maude Bailey Merritt from her mother Mrs. Elizabeth M. Bailey who acquired the title from Mrs. Martha Armfield, et al., by deed recorded at page 385 of Book J.R.O.G. Co. Tennessee; and a second described lot was acquired by said Mrs. Maude Bailey Merritt by partition deed between her, Miss Fannie Thompson and T.B. Northcutt, which deed is recorded at page 90 of Bk. W.R.O.G. Co. Tennessee, to both of which deeds reference is hereby made.

Said tracts, being the same property conveyed to David P. Adams and Alfred T. Adams, Trustees, in a trust agreement between Adam G. Adams, Morton B. Adams, Marion S. Adams, Howell E. Adams, Davis P. Adams, Alfred T. Adams and Elliott Adams to David P. Adams and Alfred T. Adams, Trustees, by Trust Agreement and Warranty Deed dated December 18, 1951, of record in Book 2045, Page 450, Register's Office for Davidson County, Tennessee, and in Trust Deed Book 23, Page 576, Register's Office for Grundy County, Tennessee, as amended in an amendment to said trust agreement by Adam G. Adams, Mary Avent Adams, First National Bank of Mobile, Executor and Trustee, Margaret B. Adams, Margaret Sue Adams Oswalt, Jeppie Adams Gallalee, Marion S. Adams, Jr., Crenshaw Waller Adams, Mildred Goodpasture Adams, Alfred T. Adams and Elliott Adams, dated March 18, 1970, recorded in Book 4411, Page 557, Register's Office for Davidson County, Tennessee, and in Miscellaneous Book 14, Page 490, Register's Office for Grundy County, Tennessee, grantors having then appointed Successor Trustees by documents of record in Book 5923, Page 388, Register's Office for Davidson County, Tennessee, and in Miscellaneous Book 33, Page 230, Register's Office for Grundy County, Tennessee.

This deed is executed by Grantors pursuant to the power of conveyance granted in Section 9 of said Trust Agreement, the beneficiaries of said trust as amended, having consented to and directed this conveyance by their Trust Asset Conversion Agreement dated August 1, 1995, of record in Book 9976, Page 438, Register's Office for Davidson County, and Book 57, Page 277, Register's

Office for Grundy County, Tennessee.

To have and to hold to Grantee, its successors and assigns, and we, as Successor Trustees, and not otherwise, warrant that we are lawfully seized and possessed of said property and have a good right to convey it.

To have and to hold the said tracts of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantors covenant with said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. Grantors further covenant and bind themselves, as Trustees, and not otherwise, and their successors and representatives, to warrant and ever defend the title to said land to said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17th day of July, 1996.

Alfred T. Adams, Jr.
ALFRED T. ADAMS, Jr.
Successor Trustee

THOMAS E. ADAMS
Successor Trustee

ACKNOWLEDGEMENTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Susan N. Joynt, Notary Public of said state, Alfred T. Adams, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 1996.

Susan N. Joynt
NOTARY PUBLIC

My Commission Expires: January 29, 2000

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BOOK 10131 PG 280

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, Terry J. Barnett, Notary Public of said state, Thomas E. Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 1996.

Terry J. Barnett
NOTARY PUBLIC

My Commission Expires: May 19, 2000

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $ 289,000.00.

Alfred T. Adams
AFFIANT

Subscribed and sworn to before me, this 24th day of July, 1996.

Susan N. Joyner
NOTARY PUBLIC

My commission expires: January 29, 2000.

THIS INSTRUMENT PREPARED BY:

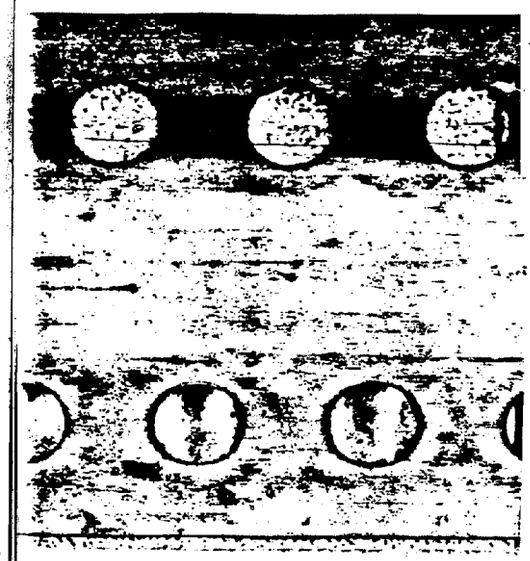
ADAMS & WHITEAKER, P.C.
Suite 201
444 James Robertson Parkway
Nashville, TN 37219-1505
(615) 726-0900

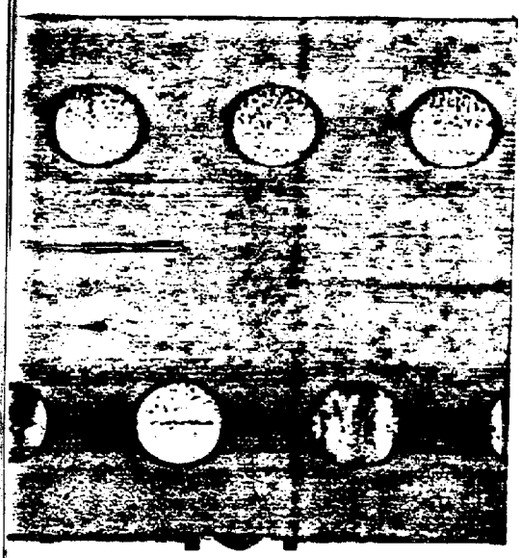
07/11/96\pleading.nta\adams-a.wd

PICK-UP

96 JUL 24 PM 3:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0206931
IDENTIFICATION REFERENCE
PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 10131 PG 281

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
289000.00
CON TX 1069.30
PRFEE 1.00
MDEED 16.00
TOTAL 1086.30
CHECK 1086.30
07/24/96 01 15:44 0001 8859

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0206931
IDENTIFICATION REFERENCE

96 JUL 24 PM 3:3[illegible]
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1066484