BOOK 10140 PG 546

BAT 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $295,000.00 Alfred T. Adams III **AFFIANT** Subscribed and sworn to before me, this 31st day of July, 1996. Notary Public My Commission Expires: 11-21-97

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Alfred T. Adams, III and wife, Graham C. Adams 106 Pembroke Ave. Nashville, TN 37205	SAME	130-2-66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **R. RILEY SWEAT AND WIFE, WENDE W. SWEAT** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ALFRED T. ADAMS, III AND WIFE, GRAHAM C. ADAMS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No .97 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, page 94 & 95, Register' s Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. Riley Sweat and wife, Wende W. Sweat by deed from Charles A. Daugherty of record in Book 8090, page 210, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5400, page 660, Register's Office for said County.

3. Easement of record in Book 735, page 60, Register's Office for said County.

This is improved property known as 106 Pembroke Avenue, Nashville, Tennessee 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 hands this 31st day of July, 1996.

R. Riley Sweat

Wende W. Sweat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R. RILEY SWEAT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 1996.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

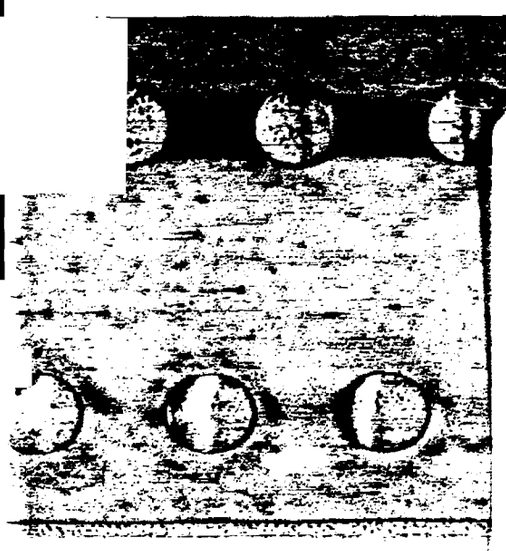
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WENDE W. SWEAT**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

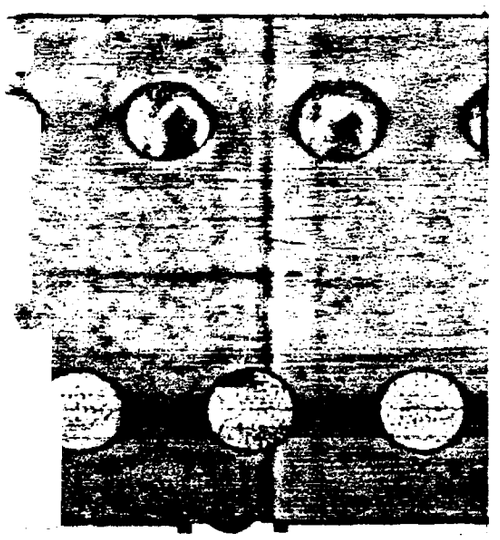
WITNESS my hand, at office, this 31st day of July, 1996.

Notary Public

My Commission Expires: 11/27/99

0209645
IDENTIF. A REFERENCE
96 AUG -1 AM 11:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
1779 08/01 0101 03CHECK 1100.50





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

RECEIVED OF _____

FOR _____

BOOK 10140 PG 548

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
				295000.00
				CON TX 1091.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1100.50
				CHECK 1100.50
			08/01/96 01	11:20 0001 1779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209645
IDENTIF. ▲ REFERENCE
96 AUG -1 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069363