Send Tax Statements To:
New Owner

Name and Address of New Owners:
Steven R. Adams and wife,
Kathy L. Adams
5407 Mt View Circle
Antioch TN 37013

This Instrument Prepared By:
Law Offices Of:
William P. Nelms, P.C.
P.O. Box 5053, Uptown Station
Murfreesboro, TN 37133-5053

From Information Furnished By
The Parties

Map 164-00-0, Parcel 026.00
and Parcel 028.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

EXECUTRIX'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **LOUISE MCGARVEY** HARVEY as Executrix under the Will of **MARTHA FELTS**, have this day bargained and sold and do hereby transfer and convey unto **STEVEN R. ADAMS and wife, KATHY L. ADAMS**, their heirs and assigns, forever, that certain parcel of real estate located in the 2nd Civil District of Davidson County, State of Tennessee, and being described as follows, to-wit:

PARCEL I: Located in the 2nd Civil District of Davidson County, Tennessee. Bound on the northwest by Mt. View Road; on the northeast by Claude Rutherford (Deed Book 3644, page 618); on the east by Mt. View Circle; and on the west by Louise F. McGarvey (Deed Book 1713, page 075).

Beginning at a point in the center line of Mt. View Road, lying 193.0 feet southwest of the southwest right-of-way of Murfreesboro Road, said point being the western most corner of Claude Rutherford and the northern most corner of this tract; thence with the southern line of Claude Rutherford S-56°05'20"-E 282.94 feet to a nail in the center line of Mt. View Circle; thence with the center line of Mt. View Circle S-04°12'40"-W 266.81 feet to a point; thence with the northern line of Tax Map 164, Parcel 29.00 N-55°03'30"-W through an iron pin found 15 feet off the center line of Mt. View Circle and continuing for a total distance of 133.31 feet to an iron pin found; thence continuing with the said parcel S-48°24'00-W 272.25 feet to an iron pin found; thence continuing with the northern line of Louise F. McGarvey N-46°06'20"-W through a pipe found 24.94 feet off the center line of Mt. View Road, for a total distance of 290.97 feet to a point; thence with the center line of Mt. View Road N 43°15'30"-E 448.47 feet to the point at the beginning, containing 3.63 acres, more or less.

This tract is subject to public right-of-way for Mt. View Circle and Mt. View Road as recorded in Deed Book 2905, page 557, Deed Book 2905, page 559 and Deed Book 2905, page 563. Also and easement in favor of Southern Bell Telephone and Telegraph Company as recorded in Deed Book 1083, page 290 of said Register's Office.

Being the same property conveyed to T. L. Felts and wife, Martha J. Felts by deed appearing of record in Deed Book 3465, page 47 of the Register's Office of Davidson County, Tennessee. The said T. L. Felts died October 22, 1964, leaving surviving him as his widow Martha J. Felts, and the thereupon became vested with fee simple title as surviving tenant by the entirety. The said Martha J. Felts died January 30, 1996, and by her Last Will and Testament filed of record in Will Book 208, page 657 File #96P-1541 of the County Clerk's Office of Davidson County, Tennessee, appointed Louise McGarvey, as her Executrix.

PARCEL II: Located in the 2nd Civil District of Davidson County, Tennessee. Bound on the northwest by Mt. View Road; on the north by Louise F. McGarvey (Deed Book 1713, page 075); on the east by Mt. View Circle; and on the south by Mt. View Circle.

Beginning at a point found at the intersection of the center line of Mt. View Road and the center line of Mt. View Circle, the said point being the SW corner of this tract; thence with the centerline of Mt. View Road N-62°42'10"-E 44.62 feet to a point; thence continuing with the center line of Mt. View Road N-57°53'30"-E 101.30 feet to a point; thence continuing with the center line of Mt. View Road N-51°17'20"-E 99.89 feet to a point; thence continuing with the center line of Mt. View Road N-45°57'00"-E 99.39 feet to a point; thence continuing with the center line of Mt. View Road N-43°01'50"-E 193.81 feet to a point being the NW corner of this tract; thence with the south line of Louise F. McGarvey S-45°35'50"-E 24.06 feet to an iron pin found; thence continuing with the south line of Louise F. McGarvey S-59°10'40"-E 281.93 feet to an iron pin set; thence continuing with the south line of Louise F. McGarvey N-49°04'40"-E 276.58 feet to an iron pin set; thence continuing S-45°50'20"-E, passing through an iron pin found 13.0'off the center line of Mt. View Circle, and continuing for a total distance of 363.58 feet to a point on the center line of Mt. View Circle; thence with the center line of Mt. View Circle S-03°14'40"-W 82.31 feet to a point; thence continuing on the center line of Mt. View Circle S-06°49'50"-W 23.67 feet to a point; thence continuing on the center line of Mt. View Circle S-14°45'40"-W 23.80 feet to a point; then continuing on the center line of Mt. View Circle S-28°40'40" 23.32 feet to a point; thence continuing with the center line of Mt. View Circle S-49°57'10"-W 23.81 feet to a point; thence continuing with the center line of Mt. View Circle S-71°01'00-W 24.95 feet to a point; thence continuing with the center line of Mt. View Circle S-83°24'30"-W 24.23 feet to a point; thence continuing with the center line of Mt. View Circle S-87°45'10"-W 26.45 feet to a point; thence with the center line of Mt. View Circle to N-88°26'30"-W 111.78 feet to a nail; thence continuing with the center line of Mt. View Circle N-86°38'30"-W 441.75 feet to a nail; thence continuing with the center line of Mt. View Circle N-86°42'50"-W 431.41 feet to a point; thence continuing with the center line of Mt. View Circle N-76°23'30"-W 36.76 feet to the point at the beginning, containing 6.70 acres, more or less.

This tract is subject to public right-of-way for Mt. View Circle and Mt. View Road as recorded in Deed Book 2905, page 557, Deed Book 2905, page 559 and Deed Book 2905, page 563. Also and easement in favor of Southern Bell Telephone and Telegraph Company as recorded in Deed Book 1083, page 290, of said Register's Office.

Being the same property conveyed to T. L. Felts and wife, Martha J. Felts by deed appearing of record in Deed Book 1454, page 227 of the Register's Office of Davidson County, Tennessee. The said T. L. Felts died October 22, 1964, leaving surviving him as his widow Martha J. Felts, and she thereupon became vested with fee simple title as surviving tenant by the entirety. The said Martha J. Felts died January 30, 1996, and by her Last Will and Testament filed of record in Will Book 208, page 657 File #96P-1541 of the County Clerk's Office of Davidson County, Tennessee, appointed Louise McGarvey, as her Executrix.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever, but I convey as Executrix of the estate only, and am not bound personally upon any of the covenants or warranties.

I covenant with the said Grantee that I am lawfully seized and possessed of said parcel of real estate, and that I have a good right to convey the same and that it is unencumbered, except for the lien of the 1996 real property taxes, which taxes have been prorated and are assumed by the Grantee.

I further covenant and bind myself, my successors in office, as Executor and not otherwise, to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 17th day of December, 1996.

Louise McGarvey Harvey
LOUISE MCGARVEY HARVEY, EXECUTRIX

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LOUISE MCGARVEY HARVEY, 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 foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 17th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 6-15-2000

10295:150

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Steven R Ashmore
AFFIANT

SWORN to and subscribed before me,
this the 17th day of December, 1996.

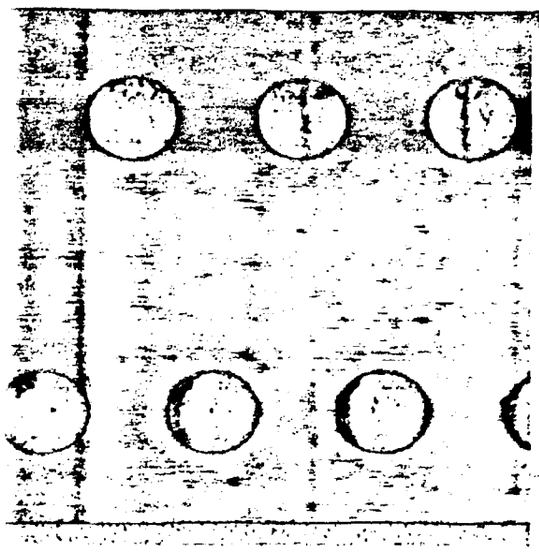
William P. Lehman
NOTARY PUBLIC

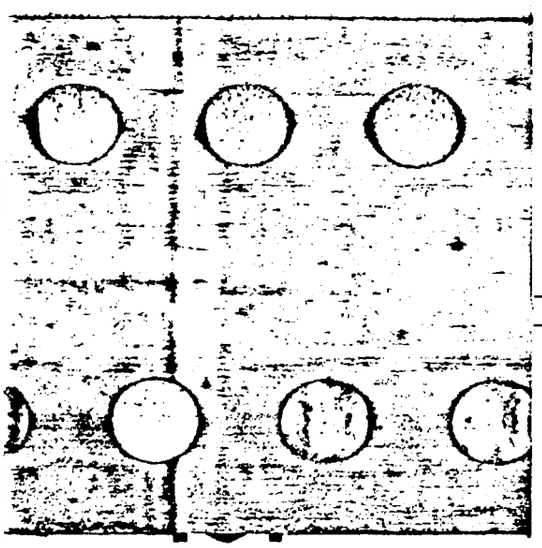
My Commission Expires: 9-18 2000

0257176
IDENTIF. ↑ REFERENCE

96 DEC 19 AM 8:22
DAVIDSON COUNTY, TN.

7201 12/19 0101 03CHECK 646.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10295 PG 151

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
				170000.00
				CON TX 629.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 646.00
				CHECK 646.00
12/19/96	01			08:22 0001 7201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257176

IDENTIF. ↑ REFERENCE

96 DEC 19 AM 8:22

FELIX Z. WILSON REGISTER

DAVIDSON COUNTY, TN.

No. 1099791