BOOK 10471 PG 865

(3) File box 10

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $71,000.00

Lester Cousin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES: 2-19-2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Lester Cousin | National City Mortgage Co. | Map 147 |
| 114 Soundview Avenue | 3232 Newmark Drive | Group 11-A |
| White Plains, New York 10606 | Miamisburg, Ohio 45342 | Parcel 115 CO |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES E. ADAMS, JR., JOHN F. ADAMS and MARY SUSAN ADAMS HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESTER COUSIN and MARY COUSIN, husband and wife HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 115 on the Plan of Revised Northcrest East, of record in Book 6250, page 847, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to James E. Adams, Jr., John F. Adams and Mary Susan Adams by deed from The Estate of James E. Adams, Sr. of record in Book 8980, page 869, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following:**

Metropolitan-Davidson County taxes for 1997, a lien but not yet due and payable.

Restrictive covenants contained in instrument of record in Book 6805, page 669, Register's Office for Davidson County, Tennessee.

All matters of record in Book 6250, page 847, Register's Office for Davidson County, Tennessee.

THIS IS ( X ) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
115 Northcrest Court, Nashville, Tennessee 37211
(HOUSE NUMBER) (STREET) (CITY) (STATE) (ZIP)

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 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 the 28th day of May, 19 97.

James E. Adams, Jr.
BY: James E Adams Jr.
M. Susan Adams, Attorney-in-fact

John F. Adams
BY: John F. Adams
M. Susan Adams, Attorney-in-fact

Mary Susan Adams
Mary Susan Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Mary Susan Adams, the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at my office, this the 28th day of May 19 97.

NOTARY PUBLIC

My Commission Expires: 2/9/98

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 M. Susan Adams, 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 on behalf of James E. Adams, Jr. and John F. Adams as their Attorney-in-Fact and the free act and deed of the within named James E. Adams, Jr. and John F. Adams.

WITNESS my hand, at my office, this the 28th day of May 19 97.

NOTARY PUBLIC

My commission expires: 2/9/98

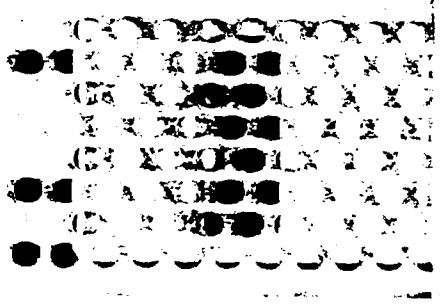
03100021

IDENTIF. & REFERENCE

97 MAY 30 AM 10:00

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

6692 05/30 0101 03CHECK 271.70



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

RECEIVED OF _____

FOR _____

BOOK 10471 PG 867

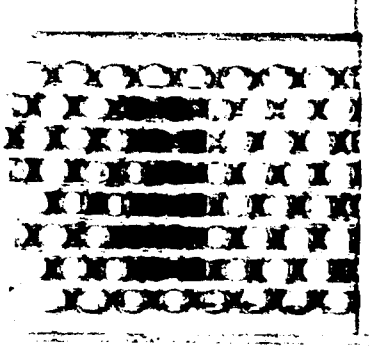
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 8.00
TOTAL 271.70
CHECK 271.70

05/30/97 01 10:09 0001 6692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03100021
IDENTIF. ↑ REFERENCE

97 MAY 30 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1156649