6

This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike
Nashville, Tennessee 37214

BOOK 10897 PG 743

ADDRESS NEW OWNER:
PATRICK J. ADAMS and PERRIE M. ADAMS
4721 Holly Springs Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
PHH MORTGAGE SERVICES CORPORATION
6000 Atrium Way
Mt. Laurel, NJ 08054

MAP **155-15-O-A**
PARCEL **066.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GARY A. KARG** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **PATRICK J. ADAMS and wife, PERRIE M. ADAMS**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Stonemeade, Section I, as of record in Plat Book 6900, Page 800, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gary A. Karg by deed from Robert Devieux and wife, Jesse G. Devieux of record in Deed Book 10079, Page 520, Register's Office for Davidson County, Tennessee.

This is improved property known as 4721 Holly Springs Road, Nashville, Tennessee 37221.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Stonemeade Subdivision; and including the requirement that all owners of lots in Stonemeade Subdivision to be members of the Stonemeade Homeowners' Association subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantor and in the Declaration of Covenants, Conditions and Restrictions for Stonemeade, of record in Book 7701, Page 290, and Reaffirmation of said instrument of record in Book 8349, Page 43, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of open areas as shown on the Plan of Stonemeade Subdivision, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, or other common property, and the fee title to such common property (designated "Open Area" on the Plan of Stonemeade Subdivision, Section I) is vested in Stonemeade Homeowners' Association for the common enjoyment of all members.

4. Charter of the Stonemeade Homeowners' Association, of record in Book 7920, Page 728, Register's Office for Davidson County, Tennessee, and By-Laws of the Stonemeade Homeowners' Association, of record in Book 7701, Page 331, said Register's Office, and Reaffirmation of Declaration of Covenants, Conditions and Restrictions for Stonemeade Subdivision, the Charter of the Stonemeade Homeowners' Association and the By-Laws of the Stonemeade Homeowners' Association, of record in Book 8349, Page 43, said Register's Office.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 5th day of November, 1997.

Gary A. Karg

GARY A. KARG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **GARY A. KARG**, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of November, 1997.

Amy Beth Walpole

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2-3-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

Patrick V. Adams

AFFIANT

Subscribed and sworn to before me on this 5th day of November, 1997.

Amy Beth Walpole

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2-3-2001

97 NOV 26 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0373821

4278 11/26/97 0101 03CHECK 712.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10697 PG 745

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

CAHT 190000-00

CDN TX	703.00
PRFEE	1.00
WDEED	8.00
TOTAL	712.00
	712.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/26/97 01 08:55 0001 4278

0373821

IDENTIFICATION REFERENCE

97 NOV 26 AM 8:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1225124