prior 10744 : 696

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Elizabeth Adams
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 30th DAY OF December 19 97

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: 9-18-99

THIS INSTRUMENT PREPARED BY
Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Elizabeth Adams etux	SAME	057-00-0
(NAME)	(NAME)	
5090 Bull Run Road		003.00
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Richard D. Lovvorn and wife, Johnnie E. Lovvorn

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Adams and husband, Herchel G. Adams

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated February 19, 1955, as follows:

Beginning at an iron spike in the center of Bull Run Road, said iron spike being 70 feet southeast of the southwest corner of the premises conveyed to Sadie Gallaher and husband, by deed from C. A. Roberts and wife, of record in Book 2333, page 166, Register's Office for said County; thence with the center of said road, South 34 degrees 45' East 120 feet to a railroad spike; thence North 54 degrees 46' East 800 feet to an iron pin and sassafras tree; thence South 20 degrees 35' West 300 feet to the point of beginning, containing 3.6 acres, more or less.

Being the same property conveyed to Richard D. Lovvorn and wife, Johnnie E. Lovvorn by Quitclaim Deed from Richard D. Lovvorn, Sr., of record in Book 10094, page 173, Register's Office for Davidson County, Tennessee.

There is no warranty of title to that portion of the premises embraced within the bounds of any roads or highways.

unimproved ( )
This is improved (X) property, known as 5090-5092 Bull Run Road, Ashland City, TN 37015
(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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 30th day of December, 1997.

Richard D. Lovvorn

Johnnie E. Lovvorn

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson } BOOK 10744 PG 697

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard D. Lovvorn and wife, Johnnie E. Lovvorn, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of December, 1997.

My Commission expires:
9-18-99

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

PICK-UP

98 JAN -2 PM 3:13

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

038634.0

01/02 0101 03CHECK

231-00

MORTGAGE TAX
SECURITY OF PAYMENT OF TAXES OR
PROMISSORY INSTRUMENT
NOT RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 10744 PG 698

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/02/98 01 15117 0001 7973

0386348
IDENTIFICATION REFERENCE

98 JAN -2 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1238655