BOOK 10757 PG 409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 1998.

Notary Public

MY COMMISSION EXPIRES: 9/29/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
KAY B. HOUSCH, ESQ BPR#010995, 214 SECOND AVE. NORTH, SUITE TWO, NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD L. ADAIR (NAME)	NUMAX Mortgage Corporation (NAME)	MAP 76-01
835 OAK LEAF DRIVE (ADDRESS)	20010 Century Blvd., 4th Floor (ADDRESS)	PARCEL 33
OLD HICKORY, TN. 37138 (CITY) (STATE) (ZIP)	Germantown, MD 20874 (CITY) (STATE) (ZIP)	

FOR AND 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, MARION E. OLDHAM AND WIFE, MARTHA F. OLDHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD L. ADAIR AND WIFE, MARY A. ADAIR

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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Oak Creek Subdivision, as of record in Plat Book 5200, page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marion E. Oldham and wife, Martha F. Oldham, by deed from Ruthanne Terrell, of record in Book 9387, page 21, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Richard L. Adair and wife, Mary A. Adair by Quitclaim Deed from Marion E. Oldham and wife, Martha F. Oldham of record in Book 10699, page 955, Registers Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 835 Oak Leaf Drive, Old Hickory, TENNESSEE 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 my hand this 17th day of December 19 97

Marion E. Oldham
MARION E. OLDHAM

Martha F. Oldham
MARTHA F. OLDHAM

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 Marion E. Oldham and wife, Martha E. Oldham

the bargainor s, with whom I am personally acquainted or proved to me on 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 NASHVILLE, Tennessee, this 17th day of December, 19 97.

Commission expires 9/29/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

ENCUMBRANCES

1. Taxes for 1997, a lien, due and payable but not yet delinquent.
2. All matters shown on the plan of record in Plat Book 5200, page 96, RODC,TN.
3. Restrictive Covenants of record in Book 5360, page 572, as amended in Book 5382, page 827, RODC,TN.
4. Deed of Trust of record in Book 7532, page 389, Register's Office for Davidson County, Tennessee.

0390090
IDENTIF. ↑ REFERENCE

98 JAN 14 PM 12:32
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2001 01/14 0101 03CHECK 397.50

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

RECEIVED OF _____

FOR _____

BOOK 10757 PG 411

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
105000.00
CON TX 388.50
PRFEE 1.00
[illegible] 8.00
TOTAL 397.50
CHECK 397.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0390090
IDENTIF. ↑ REFERENCE

98 JAN 14 PM 12:32

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

01/14/98 01 12:34 0001 2001

No. 1242647