BOOK 10895 PG 510

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $360,000.00 George A. Adams **AFFIANT** Subscribed and sworn to before me, this 15th day of April 1998. Notary Public My Commission Expires: 11/27/98

Address New Owners As Follows: George A. Adams and wife, Joy B. Adams, 34 Concord Park E., Nashville, TN 37205

Send Tax Bills To: Same as above

Map-Parcel Number: 116-8A-34-CO

98 APR 22 PM 2:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0428287

MAIL ENV.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER R. SPEERS AND WIFE, FRANCES C. SPEERS** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GEORGE A. ADAMS, SR. AND WIFE, JOY B. ADAMS** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Sugartree, Phase I of record in Book 4675, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher R. Speers and wife, Frances C. Speers by deed from Roberts D. Jones and husband Walter Ewing Jones of record in Book 8936, page 175, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4675, page 141, Register's Office for said County.

3. Restrictive covenants of record in Book 4857, page 157, Register's Office for said County.

4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 7061, page 100, Register's Office for said County.

5. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service of record in Book 4940, page 856, Register's Office for said County.

This is improved property known as 34 Concord Park East, Nashville, Tennessee 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 15th day of April, 1998.

Christopher R. Speers

Christopher R. Speers

Frances C. Speers

Frances C. Speers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER R. SPEERS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 1998.

Notary Public

My Commission Expires: 11/27/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

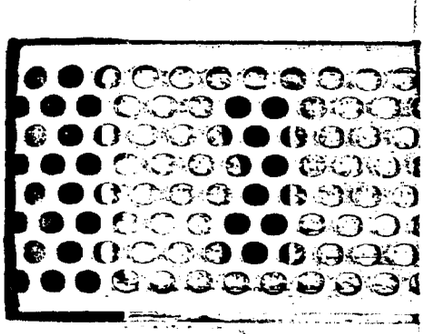
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANCES C. SPEERS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 1998.

Notary Public

My Commission Expires: 11/27/98

04/03/98 CHECK 1341.00



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

RECEIVED OF _____

FOR _____

BOOK 10895 PG 512

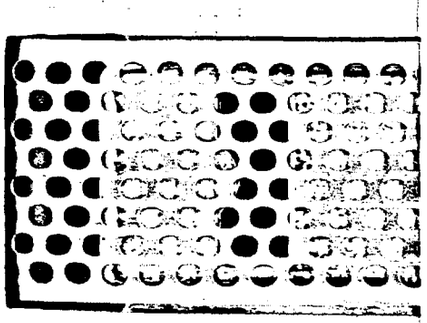
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	360000.00
CON TX	1332.00
PRFEE	1.00
WDEED	8.00
TOTAL	1341.00
CHECK	1341.00

04/22/98 01 14:23 0001 7054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0428287
IDENTIF. # REFERENCE

98 APR 22 PM 2:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283181