BOOK 10959 PAGE 201

FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Scott M. Portis and wife, Carol Len Portis 6205 Hillsboro Rd Nashville TN 37215	Same	Map: 144 Parcel: 70

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alda Rae McAdams a/k/a Alda Rae G. McAdams**, (the "Grantor") and **Robert S. McAdams** ("Grantor's Spouse"). has bargained and sold, and by these presents does transfer and convey unto **Scott M. Portis and wife, Carol Len Portis** (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This conveyance is subject to the matters set forth in Exhibit B attached hereto.

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 the Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth on Exhibit B attached hereto.

And the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor's Spouse is joining in this conveyance for the purpose of transferring to the Grantees all right, title and interest he may have in the subject property.

IN WITNESS WHEREOF, the undersigned Grantor and Grantor's Spouse have executed this General Warranty Deed as of June 2, 1998.

Alda Rae McAdams

Alda Rae McAdams a/k/a
Alda Rae G. McAdams

Robert S. McAdams

Robert S. McAdams

98 JUN -3 AM 9:59

0045373

IDENTIFICATION & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Alda Rae McAdams a/k/a Alda Rae G. McAdams and Robert S. McAdams**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 2nd day of June, 1998.

NOTARY PUBLIC

KIM L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires NOV. 25, 2000

The actual consideration or value, whichever is greater, for this transfer is $1.250.000.00.

Affiant

Subscribed and sworn to before me this 2ND day of June, 1998.

Notary Public

My commission expires:_____

KIM L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

gentcs\mcadams gwd

EXHIBIT A

BOOK 10959 PG 203

PROPERTY DESCRIPTION

A tract of land lying in the Seventh Civil District of Davidson County, in the city of Forest Hills, Tennessee and being more particularly described as follows:

COMMENCING at an existing iron pin at the southwest corner of the Daniel R. Hightower property as described in Book 4984, Page 633 Register's Office for Davidson County, Tennessee; thence, with Hightower's west line, North 12°17'11" West, 58.78 feet to an existing iron pin in concrete at the eastern most corner of Lot 20 of Chickering Estates, Section One as of record in Plat Book 2663, Page 87 Register's Office for Davidson County, Tennessee; thence, with the easterly line of said Chickering Estates, Section One, North 12°25'04" West, 0.96 feet to an iron pin set, said iron pin being the Point of Beginning of the herein described tract; thence,

1. Continuing with the easterly line of said Chickering Estates, Section One, North 12°25'04" West, 381.89 feet to an existing iron pin at the southern most corner of Lot 18 of said Chickering Estates, Section One; thence,
2. With the southerly line of said Lot 18, South 87°54'29" East, 34.45 feet to an iron pin set; thence,
3. South 83°55'12" East, 34.63 feet to an iron pin set at the southwest corner of Lot 17 of Chickering Estates, Section Three as of record in Plat Book 4460, Page 146 Register's Office for Davidson County, Tennessee; thence,
4. With the southerly line of said Lot 17, South 83°24'36" East, 485.27 feet to an existing iron pin at the southwest corner of Lot 16 of said Chickering Estates, Section Three; thence,
5. With the southerly line of said Lot 16, South 83°27'05" East, 558.02 feet to an existing iron pin on the westerly line of the Moorehead Investments, LLC property as described in Book 10695, Page 479 Register's Office for Davidson County, Tennessee, same being the westerly line of Tract I conveyed to J. B. Arlt, Jr. and Gentry Hale as referenced in Book 9945, Page 784 and described in Book 3966, Page 604 Register's Office for Davidson County, Tennessee; thence,
6. With the westerly line of said Moorehead Investments, LLC property, South 04°14'41" West, 409 44 feet to an iron pin set on the southerly line of the Alda Rae McAdams property as described in Book 9945, Page 784 Register's Office for Davidson Davidson County, Tennessee, same being on the northerly line of a perpetual easement for ingress and egress as described in said Book 9945, Page 784; thence,
7. With the southerly line of said Aldo Rae McAdams property and with the northerly line of said perpetual easement, North 71°42'26" West, passing an iron pin in concrete at 14.12 feet, in all a total 45.69 feet to an iron pin set; thence,
8. With a curve to the left, having a radius of 1683.90 feet and a central angle of 10°20'00", an arc length of 303.69 feet, a chord bearing and distance of North 76°52'25" West, 303.28 feet to an iron pin set; thence,
9. North 82°02'26" West, 213.00 feet to an iron pin set; thence,
10. With a curve to the right, having a radius of 100.00 feet and a central angle of 33°33'50", an arc length of 58.58 feet, a chord bearing and distance of North 65°15'31" West, 57.75 feet to an iron pin set; thence,
11. With a curve to the left, having a radius of 50.00 feet and a central angle of 105°08'16", an arc length of 91.75 feet, a chord bearing and distance of South 78°57'16" West, 79.41 feet to an iron pin set; thence,
12. Leaving said perpetual easement and continuing with the southerly line of said McAdams property, North 84°02'03" West, 87.11 feet to an iron pin set; thence,
13. North 88°24'06" West, 30.56 feet to an iron pin set; thence,
14. South 04°22'39" East, 9.91 feet to an iron pin set; thence,
15. South 87°44'10" West, 46.22 feet to an iron pin set; thence,
16. North 08°58'24" West, 9.70 feet to an iron pin set; thence,
17. North 05°26'00" West, 9.83 feet to an iron pin set; thence,
18. North 09°45'19" West, 10.17 feet to an iron pin set; thence,
19. North 14°27'42" West, 9.89 feet to an iron pin set; thence,
20. North 27°55'38" West, 10.07 feet to an iron pin set; thence,
21. North 34°23'56" West, 10.18 feet to an iron pin set; thence,
22. North 48°52'06" West, 10.07 feet to an iron pin set; thence,
23. North 56°15'22" West, 9.90 feet to an iron pin set; thence,
24. North 85°45'08" West, 8.43 feet to an iron pin set; thence,
25. South 62°03'01" West, 9.83 feet to an iron pin set; thence,
26. South 36°33'30" West, 10.59 feet to an iron pin set; thence,
27. South 25°57'33" West, 10.03 feet to an iron pin set; thence,
28. South 13°14'34" West, 9.90 feet to an iron pin set; thence,
29. North 88°21'12" West, 87.26 feet to an iron pin set; thence, to the POINT OF BEGINNING and containing 8.891 acres, more or less.

BEING SO CONVEYED hereby is a perpetual easement in and over an existing private road for ingress and egress to and from the above described property and Hillsboro Road, a part of which private road adjoins and lies south of the above described property, and which private road is 50 feet in width, except where it widens as it enters the cul-de-sac at its terminus, and the center line of which private road is described with reference to said deed of record in Book 4373, page 410, and to the plan of Chickering Valley, of record in Book 2331, page 123, as follows:

Beginning at a point in the northwest margin of Hillsboro Road (a 100-foot right-of-way), said beginning point being South 30° 11′ West a distance of 140.6 feet from a concrete monument at the southeast corner of said Chickering Valley subdivision; thence from said beginning point, North 72° 27′ West a distance of 2,210.54 feet to a point of curve to the left; thence along said curve with radius of 1,658.9 feet a distance of 299.18 feet to a point of tangency; thence North 82° 47′ West a distance of 295.92 feet to the center of a 50-foot radius cul-de-sac. Said easement shall be deemed to run with the hereinbefore described property and any part thereof contiguous to said private road, but said easement shall be nonexclusive to the extent that it serves as access for ingress and egress to and from Hillsboro Road and other property contiguous to said private road. Said easement and private road lie upon and across a part of the property conveyed to J. B. Arlt, Jr. and Gentry Hale by deeds of record in Book 3966, page 604, and in Book 3999, page 576, and is the same easement conveyed in the aforesaid deeds of record in Book 4373, page 10, and in Book 4514, page 299.

Being the same property conveyed to Robert S. McAdams and wife, Alda Rae G. McAdams by deed of record in Book 6647, page 684, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert S. McAdams and wife, Alda Rae G. McAdams, by Warranty Deed from Daniel R. Hightower of record in Book 6647, page 684, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to Alda Rae McAdams by Quitclaim Deed from Robert S. McAdams of record in Book 9460, page 80, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Robert S. McAdams and wife, Alda Rae G. McAdams by Instrument of Correction from Daniel R. Hightower of record in Book 9722, page 329, said Register's Office. ALSO being the same property conveyed to Robert S. McAdams and wife, Alda Rae McAdams, by Quitclaim Deed from Alda Rae McAdams and husband, Robert S. McAdams, of record in Book 9722, page 332, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to Alda Rae McAdams by Quitclaim Deed from Robert S. McAdams of record in Book 9945, page 784, said Register's Office.

BOOK 10959 PG 206

EXHIBIT B

1. Taxes for 1998 which have been prorated and are assumed by the Grantees.

2. All matters appearing on the Plan of Chickering Valley as of record in Book 2331, page 123, Register's Office for Davidson County, Tennessee.

3. Easement for Water and Gas Lines of record in Book 4984, page 630, and amended in Book 5001, page 782, Register's Office for Davidson County, Tennessee.

4. Terms, conditions, rights and obligations with regard to easement of record in Book 4373, page 410, Register's Office for Davidson County, Tennessee.

5244 06/03 0101 03CHECK 4650.00

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

RECEIVED OF _____

FOR _____

BOOK 10959 PG 207

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
1250000.00
CON TX 4625.00
PRFEE 1.00
MTGFEE 24.00
TOTAL 4650.00
CHECK 4650.00

06/03/98 01 10:01 0001 5244
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445373
IDENTIFICATION REFERENCE
98 JUN -3 AM 9:59

No. 1311169