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BOOK 10969 PG 275

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00
Affiant:
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 98
Notary Public
MY COMMISSION EXPIRES 3/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lukas R. Clifford (NAME)	Sunshine Mortgage (NAME)	MAP 147-11
114 Northcrest Court (ADDRESS)	2401 Lake Park Drive, Suite 300 (ADDRESS)	GROUP A
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Smyrna, GA 30080 (CITY) (STATE) (ZIP)	PARCEL 114.00 CO

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, John F. Adams and James E. Adams, Jr. and Mary Susan Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lukas R. Clifford

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, TN, being Lot No. 114 on the Revised Plat of Northcrest East a DeMinimus Planned Unit Development of record in Plat Book 6250, Page 847, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James E. Adams (the said James E. Adams, Sr., having since died) by deed from Andrew Ewing, Trustee, of record in Book 3911, Page 404, Register's Office for Davidson County, Tennessee, and further conveyed to James E. Adams, Jr., John F. Adams, and Mary Susan Adams by Quitclaim Deed from Ira T. Adams and James E. Adams, Jr., Executors of the Estate of James E. Adams, Sr. (deceased) of record in Book 8980, Page 869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6250, page 847; restrictions of record in Book 6002, page 774; all of record in the Register's Office for Davidson County, Tennessee.

Mary Susan Adams and M. Susan Adams being one and the same person. The subject property is not now or ever has been the principal residence of the Grantors or their spouses.

unimproved ( )
This is improved (X) property, known as 114 Northcrest Court, Nashville, TN 37211
(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 our hand s this 3rd day of June 19 98

John F Adams
John F. Adams, by: Mary Susan Adams, Attorney-in-Fact

Mary Susan Adams
Mary Susan Adams

James E Adams Jr
James E. Adams, Jr., by: Mary Susan Adams, Attorney-in-Fact

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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 Mary Susan ADams

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 Brentwood, Tennessee, this day of June 1998.

Commission expires 3/27/99

Notary Public

ROSIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Mary Susan Adams a/k/a M. Susan Adams with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for James E. Adams, Jr. and John F. Adams, the within named bargainor(s), and that she as such Attorney-in-Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of James E. Adams, Jr. and John F. Adams the within named bargainors by the said Mary Susan Adams a/k/a M. Susan Adams, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 3rd day of June, 1998.

Notary Public

My Commission Expires: 3/27/99

ROSIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires March 27, 1999

WARRANTY DEED

FROM

John F. Adams and James E. Adams, Jr. and Mary Susan Adams

TO

Lukas R. Clifford

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0448157
IDENTIFICATION REFERENCE

98 JUN -9 PM 2:12 215 06/09 0101 03CHECK
ELIA KELLY REGISTER
DAVIDSON COUNTY, TN.

275.03

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 71900.00
CON TX 266.03
PRFEE 1.00
WDEED 8.00
TOTAL 275.03
CHECK 275.03
06/09/98 01 14:11 0001 8215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0448157
IDENTIF. A REFERENCE
98 JUN -9 PM 2:12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1694101