Mail

NEW PURCHASER
SEND TAX BILLS TO:
Jonathan Michael Adams
2248 Maplecrest Dr.
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY
HARSH, PARKS & HARSH
LAW OFFICES
GALLATIN, TENNESSEE 37066

BOOK 11065 PAGE 10

TAX MAP 84, GROUP 11, PARCEL 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY-FIVE THOUSAND ($75,000.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, HILMAN F. DUNCAN AND WIFE, AVINELL DUNCAN, have this day bargained and sold and by these presents do hereby transfer and convey unto JONATHAN MICHAEL ADAMS AND WIFE, NIKKI LYNN ADAMS, as tenants by the entirety, their heirs and assigns, the following described parcel of land, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 269, on the Map of Maplecrest Subdivision, not of record.
>
> SAID LOT fronts 85 feet on the North side of Maplecrest Drive and runs back 150 feet on the westerly side and 110 feet on the easterly side. Said lot begins at a point in the northerly margin of Maplecrest Drive 95 feet westerly from a monument at the beginning of a curve in the northwesterly intersecting corner of Maplecrest Drive and Dannywood Drive; thence northwardly 110 feet with the line between Lots 269 and 268, to a point in the southerly boundary of Lot 305; thence Northwestwardly with the line of Lot 305 to a point being the common corner of Lots 269, 303, and 305; thence westwardly with the line of Lot 303, 45 feet to the common corner of Lots 269, 270, 302 and 303; thence southwardly with the line of Lot 270, 150 feet to a point in the margin of Maplecrest Drive; thence eastwardly 85 feet to the point of beginning.
>
> BEING the same property conveyed to Hilman F. Duncan and wife, Avinell Duncan, by Warranty Deed from B. C. & E. Builders, Inc., of record in Book 1911, Page 187, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said JONATHAN MICHAEL ADAMS AND WIFE, NIKKI LYNN ADAMS, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of said parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for applicable building and zoning regulations and permits, restrictions of record, if any, all visible easements, the 1998 real estate taxes which are to be pro-rated.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said parcel of land, unto the said JONATHAN MICHAEL ADAMS AND WIFE, NIKKI LYNN ADAMS, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as herein set forth.

OF SAID CONSIDERATION of SEVENTY-FIVE THOUSAND ($75,000.00) DOLLARS, the sum of SIX HUNDRED NINETY-FIVE AND 26/100 ($695.26) DOLLARS, has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of SEVENTY-FOUR THOUSAND THREE HUNDRED FOUR AND 74/100 ($74,304.74) DOLLARS, the said JONATHAN MICHAEL ADAMS AND WIFE, NIKKI LYNN ADAMS, have this date executed and delivered their promissory note for said sum payable to the GRANTORS secured by a deed of trust of even date herewith executed by said GRANTEES.

POSSESSION with deed.

WITNESS our hands this the 7th day of August, 1998.

Hilman F. Duncan
HILMAN F. DUNCAN

Avinell Duncan
AVINELL DUNCAN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HILMAN F. DUNCAN AND WIFE, AVINELL DUNCAN, the bargainors, with whom I am personally acquainted (or proved to me their identity 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 Gallatin, Tennessee, this the ~~1st~~ 7th day of August, 1998.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 10-7-98

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, HEREBY swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sandra Michael Adler
AFFIANT

SWORN TO and subscribed before me,

this the ~~1st~~ 7th day of August, 1998.

Teresa J. Pickard
NOTARY PUBLIC AT LARGE FOR THE STATE OF TN

MY COMMISSION EXPIRES: 10-7-98

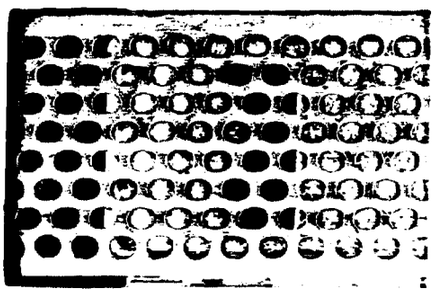
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0474655

98 AUG 13 PM 2:32

REFERENCE

RECEIVED FOR RECORD 98 AUG 13 PM 2:01 03CHECK 252.50



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

RECEIVED OF _____

FOR _____

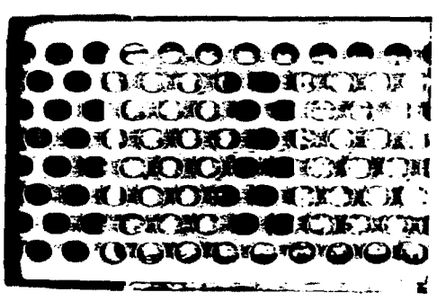
BOOK 11065 PAGE 13

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 292.50
CHECK 292.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0474655

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No. 1332198