This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BOOK 11237 PAGE 3

WARRANTY DEED 5764 12/04 0101 03CHECK 251.50

Address new owner as:	Send tax bills to:	Map-Parcel
Ben P. Adams	Same	Map 72-4
607 Fatherland Street		Par 133
Nashville, Tennessee 37206		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Richard Melton and Zelda Musselman, have this day bargained and sold, and do hereby transfer and convey to the said Ben P. Adams and wife, Mary Gwen Adams, their heirs and assigns, certain real estate in the 15th. Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 2 of Block "E" on the Map of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office for said County, and described as follows:

Beginning at a point in the Easterly margin of Stratford Avenue, at the corner of Lots Nos. 1 and 2; thence with the line between said lots Northeasterly 200 feet to a point in the line of Lot No. 3; thence with the line between Lots Nos. 2 and 3 Southeasterly 75 feet to the margin of Inglewood Circle North; thence with the margin of said street Southwesterly 180 feet 5 inches to the beginning of a curve; thence with said curve Westerly 31.1 feet to the Easterly margin of Stratford Avenue; thence with the margin of said Avenue Northwesterly 55 feet to the beginning.

Being the same property conveyed to R. Frank Melton and wife, Tressie J. Melton, by deed from E. Frank Connor, Jr., and wife, Nancy Connor, of record in Book 4311, page 912, said Register's Office, the said R. Frank Melton and wife, Tressie J. Melton, having since died and leaving Richard Melton and Zelda Musselman as their only living heirs at law.

This is improved property known as 1617 Stratford Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Ben P. Adams and wife, Mary Gwen Adams, their heirs and assigns, forever.

And we, Richard Melton and Zelda Musselman, do covenant with the said Ben P. Adams and wife, Mary Gwen Adams, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as above stated.

And we, Richard Melton and Zelda Musselman, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said

Ben P. Adams and wife, Mary Gwen Adams, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of October, 1998.

Richard Melton
RICHARD MELTON

Zelda Musselman
ZELDA MUSSELMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Melton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 1998.

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Pam Whitworth
NOTARY PUBLIC

My Commission Expires MAR. 23, 2002

TOWN OF OAKVILLE)
)
Regional Municipality Halton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and ~~State~~ Province, Zelda Musselman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of ~~October~~ November, 1998.

RAYMOND HORTON ALLAN NOTARY PUBLIC

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$65,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 1998.
Deputy Register

0520807
IDENTIF. ↑ REFERENCE

98 DEC -4 AM 10:11
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

The actual consideration or value whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me, this _____ day of November, 1998.

NOTARY PUBLIC

PICK-UP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11237 PAGE 5

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 251.50
				CHECK 251.50
			12/04/98 01	10:12 0001 5764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520807
IDENTIF. ↑ REFERENCE

98 DEC -4 AM 10: 11

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

No. 1380771