4/0A

WARRANTY DEED

STATE OF TENNESSEE BOOK 11271 PAGE 452
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 1/3/2001
(AFFIX SEAL)

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hugo Rios (NAME)	Headlands Mortgage Company (NAME)	MAP 87-13
5516 Shady Trail (ADDRESS)	1100 Larkspur Landing Cr. Ste101 (ADDRESS)	PARCEL 056
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Larkspur, CA 94939 (CITY) (STATE) (ZIP)	

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, Dennis D. Adams and wife, Shirley C. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hugo Rios and wife, Angela Rios

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, Tennessee, being Lot No. 39 on the Plan of Valley Grove Subdivision, Section 2, as of record in Book 5200, page 489, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis D. Adams and wife, Shirley C.Adams by deed from Wanda J. Williams, unmarried, of record in Book 8007, page 616, said Register's Office.

This conveyance is made subject to: (1) Restrictive covenants of record in Book 6011, page 300 and Book 6096, page 283; and (2) All matters appearing on the plan of record in Book 5200, page 489, said Register's Office.

0530149

IDENTIFICATION REFERENCE

RECEIVED
DEC 29 PM 4:18
REGISTER
DAVIDSON COUNTY, TN.

unimproved (
This is improved ( ) property, known as 4512-14 Brooke Valley Drive, Hermitage, TN 37076
(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 28th day of December 19 98

Dennis D. Adams

Shirley C. Adams

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis D. Adams and wife, Shirley C. 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 Nashville Int Juliet, Tennessee, this 28th day of December, 19 98.

Commission expires 11/30/2001

CATHERINE C. WEBB NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

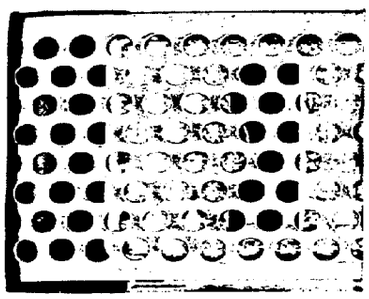
My commission expires _____

_____
Notary Public

5783 12/29 0101 03CHECK 244.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11271 PAGE 454

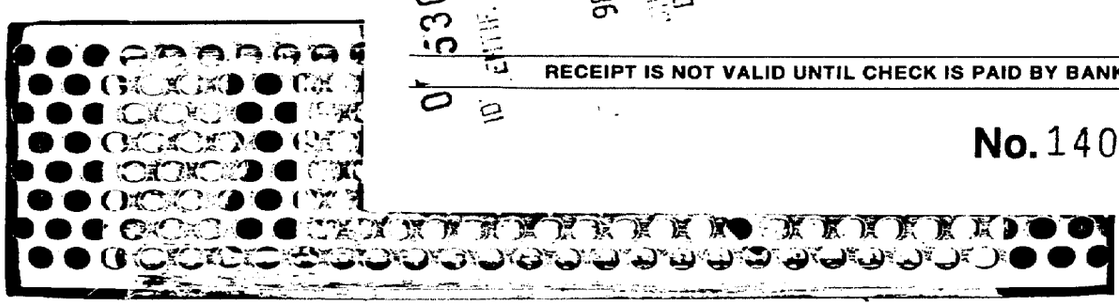
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

DAMT	63000.00
CON TX	233.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	244.10
CHECK	244.10

12/29/98 01 16:15 0001 5783

98DEC29 PM 4:18
REGISTER
DAVIDSON COUNTY, TN.

01 30149
ID ENTRY - JEFF RENICE



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403098