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40A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December 1998

Notary Public

MY COMMISSION EXPIRES: 1-20-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis D. Adams	New Owner	MAP 75-10
(NAME)	(NAME)	
8239 Luree Lane		PARCEL 57
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(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, Alice M. Fey, William F. Fey, James B. Fey, Sr., John H. Fey and Jere C. Fey, being all the heirs at law of Lillian H. Fey, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis D. Adams and wife, Shirley C. Adams

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. 80 on the Map of Hermitage Estates, as of record in Plat Book 3300, pages 70-71, Register's Office for said County, and being described as follows:

Beginning at a point in the northwesterly margin of Luree Lane, the same being a common corner of Lots Nos. 80 and 81; thence with the dividing line of Lots 80 and 81, northwardly 165.6 feet to a point; thence northeastwardly with the dividing line between a lot marked "Reserved" and Lot No. 80, 150 feet to a monument in the southwesterly margin of Tyler Drive; thence to the right around a curve 39.3 feet to a monument in the northwesterly margin of Luree Lane; thence with said margin of said Lane, southwardly 82 feet to the beginning.

Being the same property conveyed to Frank Fey and wife, Lillian H. Fey by deed from Albert A. Brown and wife, Eula H. Brown of record in Book 6002, page 26, said Register's Office. The said Frank Fey died June 16, 1991, leaving Lillian H. Fey as surviving tenant by the entirety. The said Lillian H. Fey died intestate on May 26, 1997, leaving five children, Alice M. Fey, William F. Fey, James B. Fey, Sr., John H. Fey and Jere C. Fey, as her sole heirs at law.

This conveyance is made subject to: (1) Restrictions of record in Book 3403, page 556; and (2) All matters on the Plan of record in Plat Book 3300, pages 70-71, said Register's Office.

This is improved (X) unimproved ( ) property, known as 8239 Luree Lane, Hermitage, Tennessee 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 28 day of December 1998

Alice M. Fey by Jere C. Fey **

James B. Fey, Sr. by Jere C. Fey **

William F. Fey by Jere C. Fey **

John H. Fey by Jere C. Fey **

** by Jere C. Fey, Attorney in Fact by Power of Attorney recorded Simultaneously herewith

Jere C. Fey

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 Jere C. Fey

the bargainor _____, 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 and official seal at Mt. Juliet, (Sevier County), Tennessee, this 29 day of December, 19 98.

Commission expires 1/30/2001 (5-27-01)

Sandra L. Hinson
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

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 JERE C. FEY, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney-in-Fact for ALICE M. FEY, WILLIAM F. FEY, JAMES B. FEY, SR. and JOHN H. FEY, and that he is authorized to execute the within instrument for the purposes therein contained and as the free act and deed of the said ALICE M. FEY, WILLIAM F. FEY, JAMES F. FEY, SR. and JOHN H. FEY.

Witness my hand and official seal this 29 of December, 1998.

Sandra L. Hinson
Notary Public

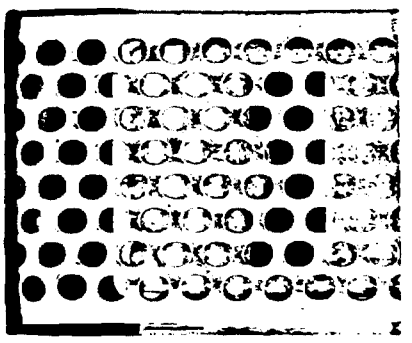
My Commission Expires: 1/30/2001
5/27/01

0531439
IDENTIF. & REFERENCE

98 DEC 31 PM 1:35

REGISTER
DAVIDSON COUNTY, TN.

7136 12731 0101 CHECK 406.50



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

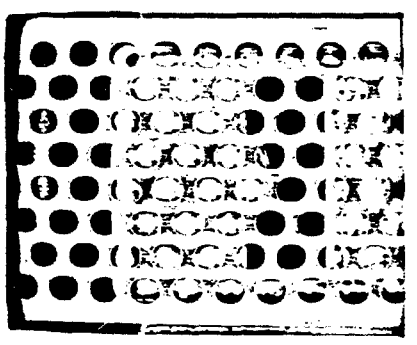
RECEIVED OF _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CHRT
10-P00.00
CO TX 375.53
PRFEE 1.00
MISC 6.00
CFEE 3.00
TOTAL 405.53
CHECK 405.53
12/31/98 01 1P132 0001 7136



05314 39
IDENTIF. ↑ REFERENCE

98 DEC 31 PM 1:35
BILL G[illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404442

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED