THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,250.00

AFFIANT

Subscribed and sworn to before me, this 29th day of January, 1999.

Notary Public

My Commission Expires: 11-2-99

Address New Owners As Follows: Judson H. Adams and Brandy L. Brown, 921 Fatherland Ave, Nashville, TN 37206

Send Tax Bills To: SAME

Map-Parcel Number: 82-16-178.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRAN W. STEPHENS, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JUDSON H. ADAMS AND BRANDY L. BROWN, as tenants in common,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract No. One:

Land in Davidson County, Tennessee, being the southerly 170.0 feet of Lot No. 96 on the Plan of Barrow's Addition to Edgefield, now East Nashville of record in Plan Book 1, page 13, Chancery Court of Nashville, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 96 fronts 50.0 feet on the northerly side of Fatherland Street and runs back between parallel lines, with the easterly margin of an alley, 170.0 feet to an alley in the rear.

Being the same property conveyed to Fran W. Stephens, unmarried, by deed from Mary Susan Adams, unmarried, of record in Book 9959, page 209, Register's Office for Davidson County, Tennessee.

Tract No. Two:

All that portion of the east 1/2 of Alley No. 287 as said shown on the plan of Barrow's Addition to Edgefield , now East Nashville of record in Plan Book 1, page 13, Chancery Court of Nashville, lying between the direct extensions westerly of the northern and southern lines of the parcel of land described as Tract No. 1 herein.

Being property formerly an alley closed by Metro Ordinance No. 095-56 adjacent to the property of Fran W. Stephens of record in Book 9959, page 209, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to 1999 Metro taxes, a lien but not yet due and payable.

This is improved property known as 921 Fatherland Avenue, Nashville, Tennessee 37206.

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 she covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person 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 hands this 29th day of January, 1999.

Fran W. Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRAN W. STEPHENS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of January, 1999.

Notary Public

My Commission Expires: 11/27/99

0542701
IDENTIFICATION REFERENCE

99 JAN 29 PM 3:56
REGISTER
DAVIDSON COUNTY, TN.

0020707.01

548.43 9103 01/29 02CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11317 PAGE 848

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

CAMT

145250.00
CON TX 537.43
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 548.43
CHECK 548.43

01/29/99 01 15:54 0001 9113

0542701
IDENTIF. A REFERENCE

99 JAN 29 PM 3:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418492