FILE BOX-9B
FIRST TITLE & ESCROW CO., INC.
#16343

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kent L. Adkins
856 Clematis Dr.
Nashville, Tennessee 37205

MORTGAGEE:

SEND TAX BILL TO:
Suntrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, TN 37230-5110

MAP **102-14**
GROUP
PARCEL **46**

BOOK 11434 PG. 954

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Peggy FitzGerald Standifer*, individually and as Executrix of the Estate of Mildred Allen Horner and Ann FitzGerald Eppes*, individually,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Kent L. Adkins and wife, Darienne A. Adkins,** 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. 107 of Crest Meade Subdivision, Section II, of record in Plat Book 2331, page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Earl N. Horner by deed from Eugene Pargh and Mandell Cypress, a partnership d/b/a Hallway Company, of record in Book 2701, page 527, Register's Office for Davidson County, Tennessee; further being the same property conveyed by Earl N. Horner to Earl N. Horner and wife Mildred Allen Horner as tenants by the entirety, by deed of record in Book 3436, page 161, said Register's Office; and further being the same property devised to Peggy Standifer and Ann Eppes by the Last Will and Testament of Mildred Allen Horner of record in Will Book 221, page 291, Probate Court of Davidson County, Tennessee, the said Earl N. Horner having predeceased his wife, Mildred Allen Horner.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 856 Clematis Dr., Nashville, Tennessee 37205.

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, GRANTOR does 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, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Devisees Under the Last Will and Testament of Mildred Allen Horner

Perry Standifer, Peggy F. Standifer and Peggy FitzGerald Standifer are one and the same person.

WITNESS my hand this the 8th day of April, 1999.

Peggy FitzGerald Standifer
Peggy FitzGerald Standifer, individually

Peggy FitzGerald Standifer
Peggy FitzGerald Standifer, Executrix of the Estate of Mildred Allen Horner

Ann FitzGerald Eppes, by
Ann FitzGerald Eppes, individually, by Peggy FitzGerald Standifer, Attorney in Fact
Peggy FitzGerald Standifer

STATE OF Virginia)
COUNTY OF Smyth)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Peggy FitzGerald Standifer**, individually and as Executrix of the Estate of Mildred Allen Horner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of April, 1999.

Linda Stanberry
NOTARY PUBLIC

My Commission Expires: 2-28-2000

STATE OF Virginia)
COUNTY OF Smyth)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Peggy FitzGerald Standifer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney-in-Fact for Ann FitzGerald Eppes and that as such Attorney-in-Fact she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of April, 1999.

Linda Stanberry
NOTARY PUBLIC

My Commission Expires 2-28-2000

BOOK 11434 PG. 956

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of April, 1999.

Beth M. Brock
NOTARY PUBLIC

My Commission Expires: 6/4/2001

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires SEP

98 057513 1

RECEIVED FOR REFERENCE

99 APR 16 PM 1:21

PAUL CHERRY REGISTER
DAVIDSON COUNTY, TN.

RECORDED 04/16/1999 TO 07/01/1999
496.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11434 PG 957

CE

0575131

IDENTIFICATION REFEREN

99 APR 16 PM 1:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	496.00
CHECK	496.00

04/16/99 01 13:24 0001 3491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452453