This instrument was prepared by: **Gary D. Copas**, Attorney at Law
The Lawyers Building, 333 Gallatin Road South
Madison, Tennessee 37115

P. T. ADAMS, unmarried,

Grantor

TO

FRANCES E. BANDY,

Grantee

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$20,000.00**.

Frances E. Bandy

SWORN to and subscribed before me on the 30th day of July, 1999.

[signature]

My commission expires:
3/23/2002

Name and Address of New Property Owner:	Name and Address of Person Responsible For Real Property Taxes:	Map & Parcel Nos.:
Frances E. Bandy	**Frances E. Bandy**	**051-01-0**
105 Barnett Mountain Road	**105 Barnett Mountain Road**	**083.00**
Rock Island, Tennessee 38581	**Rock Island, Tennessee 38581**	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Thousand and No/100 Dollars ($20,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, I, **P.T. Adams**, unmarried, the undersigned *Grantor*, has this day bargained and sold, and do by these presents hereby sell, transfer and convey unto **Frances E. Bandy** (hereinafter referred to as the "*Grantee*"), her heirs and assigns, all my interest and title, **SUBJECT** to the reservation of a **LIFE ESTATE** to *Grantor* hereinafter made, in and to a certain tract or parcel of land together with all improvements and appurtenances thereto lying and situated in Davidson County, Tennessee, described to-wit:

A certain tract or parcel of land in the Eleventh Civil District of Davidson County, Tennessee, and described according to a survey by R.L. Montoya Land Surveying, February 27, 1986, as follows:

SAID TRACT is located south of an unnamed 50 foot street and south of Lots 74, 75 and 76 on the Plan of Due West Valley Acres subdivision, not of record, and described as follows:

BEGINNING at an iron pin, said pin being the northwest corner of said tract and being the southern margin of a strip reserved for roadway purposes running from said 50 foot unnamed street along the northern line of this tract, and said point being 520 feet, more or less, south of the south margin of Due West Avenue; thence South 89° 26' 25" East, 160.00 feet to an iron pin in the south margin of said reserved strip; thence South 06° 14' 49" East, 215.92 feet to a point; thence South 83° 45' 27" West, 208.91 feet to a point; thence North 06° 14' 49" West, 154.87 feet to an iron pin in the south margin of said 50 foot unnamed street; thence running along the south margin of the street, North 83° 45' 27" East, 50.04 feet to an iron pin; thence running along east margin of said street, North 06° 14' 49" West, 80.00 feet to the point of beginning, containing 1.0 acre.

This is **improved** property with the street and post-office address of **933 Due West Valley Road, Madison, Tennessee 37115**.

SOURCE OF TITLE AND INTEREST: BEING the same property conveyed by quitclaim deed from P.T. Adams to the said P.T. Adams and his wife, Dorothy J. Adams, dated April 2, 1996, and recorded on April 3, 1996, in **Book 10004, Page 156**, in the Register's Office of Davidson County, Tennessee. The said Dorothy J. Adams died on January 10, 1999, thereby vesting the said property in fee simple in the said P.T. Adams, the undersigned Grantor, as the surviving tenant by the entirety. **FURTHERMORE, BEING** the same property conveyed to P.T. Adams by deed from P.T. Adams, Executor of the Estate of Sara Idella Adams, deceased, of record in **Book 6861, Page 626**, in said Register's Office; said conveyance being pursuant to, and by virtue of, an Order entered in the Probate Court of Davidson County, Tennessee, on June 25, 1985, in the matter of the Estate of Sara Idella Swift Adams, deceased, of record in Minute Book 299, Page 438, in the Office of the Clerk of said Court, and furthermore of record in **Book 6682, Page 849**, in said Register's Office; and **FURTHERMORE, BEING** the same property conveyed to Pete Adams and wife, Idella Adams, by deed from E.E. Russell and wife, Margaret M. Russell, of record in **Book 2105, Page 169**, in said Register's Office. The said deeds of record in **Book 10004, Page 156,** and **Book 6861, Page 626,** are the last recorded instruments by which the *Grantor* took the interest and title to and in the said property being hereby conveyed.

The above legal description is the same as in the said quitclaim deed in Book 10004, Page 156, in the said Register's Office; being the previous deed of record.

INCLUDED RIGHTS IN CONVEYANCE: NOTWITHSTANDING any provision herein to the contrary, there are included in this conveyance, and the *Grantor* hereby transfers, conveys and assigns to the *Grantee*, all his rights to a **sewer tap**, for a single-family dwelling, heretofore reserved and granted to *Grantor* by virtue of the deed of record in **Book 7959, Page 707**, in said Register's Office.

RESERVATION OF LIFE ESTATE: NOTWITHSTANDING any provision herein to the contrary, *Grantor* reserves to himself the possession, use and enjoyment of the above granted premises for his residence during the natural lifetime of *Grantor*.

SUBJECT TO EASEMENTS:

SUBJECT to an easement for ingress and egress granted to Donlon Construction Company, Inc., its successors and assigns in the deed of record in **Book 5316, Page 43,** in said Register's Office, and described in said deed as follows: **BEGINNING** at a point in the northwesterly corner of the property belonging to Idella Adams of record in Book 2105, page 169; thence S 10° E 300.0 feet to a point; thence S 10° E 156.97 feet to an iron pin, being the northwesterly corner of the above conveyed tract; thence S 88° 53' E 50 feet to an iron pin; thence N 10° 59' E 356.97 feet to a point; thence N 10° 59' W 80.0 feet to a point in the southerly margin of a 20 foot strip reserved for roadway purposes; thence S 86° W 50.0 feet to the point of beginning.

FURTHERMORE SUBJECT to a 20 foot permanent easement for sanitary sewers and/or drainage improvements granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by virtue of, and described in, the deed of record in **Book 7959, Page 707,** in said Register's Office.

TO HAVE AND TO HOLD said real property with all improvements, appurtenances, estate, title and interest thereto belonging to the said *Grantee*, **Frances E. Bandy**, her heirs and assigns in fee simple forever. And I do **COVENANT** with the said *Grantee* that I am lawfully seized and possessed of said property; that I have a good and lawful right to convey it; and that the same is unencumbered. And I do further **COVENANT** and bind myself, my heirs and assigns, to **WARRANT** and forever defend the title to said property to the said *Grantee*, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have subscribed my name hereto on this the _____ day of July, 1999.

P. T. ADAMS, *Grantor*

CERTIFICATE OF ACKNOWLEDGMENT

State of Tennessee)
)
County of Davidson)

Personally appeared before me, _____, the undersigned Notary Public of the aforesaid County and State, **P.T. Adams**, the within named 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, at office, this 30th day of July, 1999.

_____
NOTARY PUBLIC

My commission expires:

3/23/2002

PICKUP

99 AUG -2 PM 12:25

IDENTIF. 0190 8792

4 REFERENCE

PAT GARRETT
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

03? 08/02 0101 03CHECK 92-00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11599 PAGE 80

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

06118792

IDENTIF. & REFERENCE

99 AUG -2 PM 12:25

ALL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	20000.00	
		CON TX	73.00	
		PRFEE	1.00	
		WDEED	16.00	
		CFEE	2.00	
		TOTAL	92.00	
		CHECK	92.00	
08/02/99	01	12:30	0001	0192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498418