Instr:200003090024208 Page: 1 OF 3
REC'D FOR REC 03/09/2000 8:36:49AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $296.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00
Kevin E Caldwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF March 20 00
Notary Public

MY COMMISSION EXPIRES: 5-02-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly N Buchanan (NAME)	New Owner (NAME)	70-4
30 Avalon Drive (ADDRESS)	(ADDRESS)	75
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	13DA 23470

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, James Carl Adams and Catherine Adams Rose and Raymond Adams and Jenny A Demonbreum, Essie Arnett, Richard L Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly N Buchanan and Kevin E Caldwell, both unmarried

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:

Being part of Block "A" Dewey Heights Addition of record in Book 161, page 94, Register's Office for said County and described according to a copy of a survey thereof made by BL Dutton, Civil Engineer, July 12, 1952, as follows: Beginning at a point in the west line of Block "A" 238.3 feet north from the northwesterly corner of Lot No 1 of said Subdivision and being 538.3 feet northeast from the margin of Whites Creek Pike; thence with the line of Block "A" N 52 deg 42' East 150 feet to a point; thence S 37 deg 18' East 146.55 feet to a point; thence S 52 deg 42' West 150 feet to a point; thence N 37 deg 18' West 146.55 feet to the point of beginning.

Being the same property conveyed to Elizabeth A Washington, William Lawrence Adams, Eugene Ford Adams, Alfred Thomas Adams, Catherine Adams Rose, James Carl Adams, George Raymond Adams, Jenny A Demonbreum, Juanita adams Herrod, Robert Adams, Richard L Adams, Herbert Adams, Ernest Porter Adams, and Frank Clendon Adams by deed from James Carl Adams, Executor of the William Henry Adams Estate of record in Book 6015, page 425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 30 Avalon Drive, Nashville, Tennessee 37207
(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 3rd day of March 20 00

James Carl Adams — James Carl Adams
Raymond Adams — Raymond Adams by James Carl Adams atty in fact
Catherine Adams Rose — Catherine Adams Rose by James Carl Adams atty in fact
Jenny A Demonbreum — Jenny A Demonbreum by James Carl Adams atty in fact

Frank mclendon adams by James Carl adams
attorney in fact

Bertrand L. adams by James Carl adams
attorney in fact

Essie arnett by James Carl adams
attorney in fact

Herbert adams by James Carl adams
attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Carl Adams and Catherine Adams Rose and Raymond Adams and Jenny A Demonbreum, Essie Arnett, Richard L 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 Brentwood, Tennessee, this 3rd day of March, 2000

Commission expires _____

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 Williamson

On this, 3rd day of March, 2000, personally appeared before me, James Carl Adams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Katherine Adams Rose, Raymond Adams, Jenny A. Demonbreum, Essie Arnett and** and is authorized by them to execute this instrument on their behalf, as their free act and deed.

**Richard L. Adams

Witness my hand, at office, this 3rd day of March, 2000

My commission expires 5-02-01

Notary Public