Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 10th day of May, 2000.

Notary Public

My Commission Expires: July 16, 2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Instr:20000512004801l Page: 1 OF 2
REC'D FOR REC 05/12/2000 9:09:19AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $677.10

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeffrey A. Adams
2005 Argo Lane
Nashville TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-15-0-A-198.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald T. Johnston, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Jeffrey A. Adams, an unmarried man** hereinafter referred to as 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. 147 on the Plan of Holt Woods, section Eleven, of record in Plat Book 9700, page 408, Register's Office for said County, to which plan referenc is hereby made for a more complete description.

Being the same property conveyed to Ronald T. Johnston by deed from Claridge Builders Co., LLC by instrument of record in Book 10892, page 796, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2000, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 408, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9570, Page 22, amended in Book 10469, page 57, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, page 13, said Register's Office.

Charter of record in Book 9570, page 5, said Register's Office.

Easement for Sanitary Sewer/Storm Drainage record in Book 10316, page 585, Register's Office for Davidson County, Tennessee.

All matters on boundary plat on Bradford 2000 of record in Book 7900, page 793, Register's Office for Davidson County, Tennessee.

All matters on boundary plat of Holt Woods of record in Book 7900, page 668, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2005 Argo Lane, Nashville TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 10th day of May, 2000.

Ronald T. Johnston

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 Ronald T. Johnston, an unmarried man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2000.

Notary Public

ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

1/30/02
My Commission Expires

01756-ST