THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Instr:200006120058480 Page: 1 OF 2
REC'D FOR REC 06/12/2000 12:26:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $444.00

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Keri J. Adams 1403 Turner Street Old Hickory, TN 37138	First Republic Mortgage 3212 West End Avenue, S-500 Nashville, TN 37203	53-3-420 4D 45275

FOR AND IN 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,

John F. Kirkwood, III and wife, Judy M. Kirkwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keri J. Adams, unmarried &, Walter W. Adams, a married man, as joint tenants with rights of survivorship, with the remainder to the survivor in fee,

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 Number 129, on the Plan of Revised Plan of Section "B", Village of Old Hickory, of record in Plat Book 1785, Page 379, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John F. Kirkwood, III and wife, Judy M. Kirkwood by Deed of record in Book 6049, Page 761, Register's Office for Davidson, County, Tennessee

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 1403 Turner Street Old Hickory, TN 37138

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 HANDS THIS 9th day of June, 2000

John F. Kirkwood, III

John F. Kirkwood, III

Judy M. Kirkwood

Judy M. Kirkwood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John F. Kirkwood, III and wife, Judy M. Kirkwood

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 9th day of June, 2000

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of June, 2000

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.