THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Instr:200007180070992 Page: 1 OF 2
REC'D FOR REC 07/18/2000 2:51:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $69.93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 18,900.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2000

Notary Public

My Commission Expires: 9/29/01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SCOTT TROXEL 914 Halcyon Avenue Nashville, Tennessee 37204	Scott Troxel 2912 Oakland Avenue Nashville, Tennessee 37212	MAP 118-1 PARCEL 331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTEEN THOUSAND NINE HUNDRED AND NO/100--- ($ 18,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, CECELIA N. ADKINS, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SCOTT TROXEL AND WIFE, LORI A. TROXEL hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 37 on the Plan of W.D. Gale's Kirkwood Additions of record in Book 332, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John W. Adkins and wife, Cecelia N. Adkins, by deed from Ethel Y. Reynolds, a widow, of record in Book 6419, page 503, Register's Office for Davidson County, Tennessee; the said John W. Adkins having since died.

This is improved property known as 914 Halcyon Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of W.D. Gale's Kirkwood Additions of record in Book 332, page 76, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of July, 2000.

Cecelia N. Adkins

CECELIA N. ADKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CECELIA N. ADKINS, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of July, 2000.

WILLIAM HENRY TAYLOR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES JANUARY 27, 2001

My Commission Expires: September 29, 2001

William H Taylor
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared Cecelia N Adkins and _____ with whom I am personally acquainted and who upon Her oath 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 this 13th day of July 2000

William H Taylor
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES JANUARY 27, 2001