RETURN TO:
AMERICAN ESCROW COMPANY
P.O. BOX 1733
HENDERSONVILLE, TN 37077

75690 10
IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

93 OCT 19 PM 1:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:

MERCER-SMITH PROPERTIES,
A PARTNERSHIP

MAP/PARCEL NUMBER:

MAP 95-5, PARCEL 100

BOOK 9119 PAGE 616

SEND TAX BILLS TO:

SAME

276 Hidden Lake Rd.
Hendersonville, TN.
37075

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,250.00.

AFFIANT

Subscribed and sworn to me, this the 8TH day of JULY, 1993.

Notary Public
My commission expires: 3-28-95

Davidson County DEEDWARR
Recvd: 09/11/00 14:01 3pgs
Fees:14.00 Taxes:0.00
20000911-0089777

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, WILLIAM BOYD ADAMS ET UX, DOROTHY ANN ADAMS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said MERCER-SMITH PROPERTIES, A PARTNERSHIP, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2014 LEBANON PIKE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant

that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 8TH day of JULY, 1993.

William Boyd Adams
WILLIAM BOYD ADAMS

Dorothy Ann Adams
DOROTHY ~~ANN~~ ADAMS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BOYD ADAMS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the ~~8TH~~ 9th day of JULY, 1993.

Denise C. Ayers
notary public

My commission expires: 5-11-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 9, 1993, personally appeared before me, the undersigned Notary Public of said county, WILLIAM BOYD ADAMS and DOROTHY ANN ADAMS, the within named bargainors with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of August, 2000.

Denise C. Ayers
NOTARY PUBLIC

My Commission Expires:
5/30/2004

Re-recorded to correct the notary section.

EXHIBIT 'A'

Being Lot No. 58 on the Plan of Creekside Heights Subdivision, of record in Book 2663, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William Boyd Adams et ux, Dorothy Adams, by Installment Deed from Douglas R. Berry and Howard L. Caughron, of record in Book 6761, page 630, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. Restrictive covenants contained in instrument dated February 13, 1959, of record in Book 2876, page 599, as amended in Book 2879, page 441, said Register's Office.

3. All matters set forth on Plan of Creekside Heights, of record in Book 2663, page 111, said Register's Office, which Plan shows an 80-foot minimum building setback line from Lebanon Road, a 10-foot public utility and drainage easement along the rear and northeast line of said lot.

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