Davidson County DEEDWARR
Recvd: 01/22/01 13:09 3pgs
Fees:15.00 Taxes:740.00
20010122-0006379

WARRANTY DEED

CONDOMINIUM UNIT

Map No. 117-02-O-C
Parcel No. 018-00C
Field Book 7DA71455

ADDRESS OF NEW OWNER(S) AS FOLLOWS:

Alfred T. Adams, Jr.
624 Timber Lane
Nashville, TN 37215

SEND TAX BILLS TO:

Same

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Alfred T. Adams, Jr., Executor of the estate of Peggy K. Adams, by appointment in her will recorded in Will Book 227, page 794, Register's Office for Davidson County, Tennessee, (Grantor), being authorized to sell her real property and interests in real property by the concluding paragraph of Item Three of her said Will, have bargained and sold and by these presents do transfer and convey to myself, Alfred T. Adams, Jr., (Grantee), in my individual capacity and to my heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> A part of Section "B" Woodlawn Manor, Inc., tract as shown per plat made Exhibit One hereto of record in Plat Book 3700, at page 50, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:
>
> Unit No. 18 of the said section plat together with the car port designated number 18-A as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Woodlawn Manor, Inc., including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 3815, page 778, of the Register's Office of Davidson County, Tennessee;
>
> TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Surveyor Plans and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;
>
> SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restriction, options, burdens and undertakings contained in the Master Deed, the Surveyor Plans and Administrative By-Laws thereunto attached, and to the rules and regulations, all of which the Purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments;

BEING the same property conveyed to Peggy K. Adams by warranty deed from Mary Elizabeth Cayce of record in Deed Book 6598, page 922, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever, and as such Executor I do covenant with the Grantee that Peggy K. Adams was lawfully seized and possessed of said land in fee simple, at the time of her death, that as such Executor, I have a good right to convey it, and the same is unencumbered, except for (1) all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, and undertakings contained in the aforesaid master Deed, and any amendments thereof; and (2) easements in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the said property and building thereon, or to serve some or all of the units therein; and I do further covenant and bind said estate to warrant and forever defend the title to the Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

This is improved property known as 624 Timber Lane, Nashville, Tennessee 37215.

Executed this 22nd day of December, 2000

Alfred T. Adams, Jr. Executor
Estate of Peggy K. Adams

Alfred T. Adams, Jr., Executor of
the estate of Peggy K. Adams

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, Charles C. Trabue, Jr., a Notary Public in and for said County and State, the within named Alfred T. Adams, Jr., Executor of the estate of Peggy K. Adams, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2000.

Charles C. Trabue

Notary Public

My Commission Expires:

Jan 17, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this the 22nd day of December, 2000.

Notary Public

My Commission Expires:

Jan 27, 2001

We the undersigned who, together with the Grantor, are all of the beneficiaries of the Will of Peggy K. Adams, consent to this deed.

Jencie Adams Tipton

Karin Adams Barro

Sue Adams Keyes

Peggy Adams Luton

Alfred T. Adams, III

THIS INSTRUMENT WAS PREPARED BY:

Stephen G. Young,
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Nashville, TN 37219