Davidson County DEEDWARR
Recvd: 04/04/01 09:22 2pgs
Fees:11.00 Taxes:629.00

20010404-0032553

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
205 POWELL PLACE, STE. 114
BRENTWOOD, TN 37027
01TN00238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2001.

Notary Public

MY COMMISSION EXPIRES: JAN 25 2003

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 205 POWELL PLACE, STE. 114, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. JEFFREY ADAMS **619 HARPETH BEND DRIVE** **NASHVILLE, TN 37221**	**AMERICA'S WHOLESALE LENDER** **401 COUNTRYWIDE WAY** **SUN VALLEY, CA**	**142-15-52**

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,

PAUL A. RICHARDS AND WIFE, MARY MELISSA RICHARDS

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

JAMES J. ADAMS AND WIFE, LORIE H. ADAMS

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, TENNESEE, BEING LOT NO. 11, ON THE PLAN OF SECTION1, HARPETH VALLEY PARK, OF RECORD IN BOOK 3600, PAGES 93 AND 94, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROERTY CONVEYED TO PAUL A. RICHARDS AND WIFE, MARY MELISSA RICHARDS BY DEED FROM KARLI S. CARROLL, DATED 01/30/98 OF RECORD IN BOOK 10777, PAGE 332 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ( )
This is improved (X) property known as **619 HARPETH BEND DRIVE, NASHVILLE, TN 37221**
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 30th day of March , 2001

PAUL A. RICHARDS

MARY MELISSA RICHARDS BY PAUL A. RICHARDS, ATTY. IN FACT

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 Paul A. Richards the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March , 2001.

Commission Expires: 1-25-03

Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMMISSION EXPIRES JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) 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 at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of March, 2001, before me personally appeared Paul A. Richards to me known to be the person who executed the foregoing instrument in behalf of Mary Melissa Richards as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Mary Melissa Richards.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 2001.

My commission expires:_____

Notary Public

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN COMMISSION EXPIRES JAN. 25, 2003