STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

18th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES 10/2

Davidson County DEEDWARR
Recvd: 05/25/01 14:36 2pgs
Fees:11.00 Taxes:369.63
20010525-0054809

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles E. Johns, an unmarried man (NAME)	Countrywide Home Loans, Inc. (NAME)	73-16-68
3113 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	718 Thompson Lane (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (P.O. ZIP)	Suite 114 (CITY)(STATE) (ZIP)	

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, **William Boyd Adams and Dorothy Ann Adams, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles E. Johns, an unmarried man**, 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, describe as follows:

Beginning at a point in the center of the McGavock Road, said point being South 12 deg. West 100 feet from the southwest corner of the tract of land conveyed to Alex Perry to R.H. Allen by deed of record in Book 598, page 148, Register's Office for Davidson County, Tennessee, and being south 12 deg. West 200 feet from the S.W. corner of the Harry Williams 4 acre tract. Thence south 78 1/2 deg. East 268 feet with Daniel M. Allen's south line to a stake; thence South 12 deg. West 100 feet to a stake; thence North 78 1/2 deg. West 268 feet to the center of the McGavock Road; thence with the center of said Road North 12 deg. East 100 feet to the point of beginning, containing .62 acres.

Being the same property conveyed to William Boyd Adams and Dorothy Ann Adams, husband and wife, by Quit Claim Deed, dated December 1, 1997 of Record in Book 10717, Page 631, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 3113 McGavock Pike, Nashville, TN 37214.

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. Whenever 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 my/our hand(s) this 18th day of May, 2001.

William Boyd Adams

William Boyd Adams

Dorothy Ann Adams

Dorothy Ann Adams

STATE OF TENNESSEE
COUNTY OF SUMNER }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named William Boyd Adams and Dorothy Ann Adams, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 18th day of May, 2001.

Commission expires 10/26/04

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of May, 2001.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282