Davidson County DEEDWARR
Recvd: 07/06/01 08:50 3pgs
Fees:18.00 Taxes:499.50
20010706-0072134

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Brian Smith etal	New Owners	
900 Wedgewood Avenue		Map 105-9
Nashville, TN		Parcel 364

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

10746

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Walter F. Adams and Emma Adams Lockridge, as tenants in common each having a one-half interest (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Brian Smith, Gerald C. Smith and wife, Elizabeth J. Smith (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southeast part of Lot No. 21 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of Grove Avenue and Elliott Avenue, being the southeast corner of said Lot No. 21; thence with the northerly margin of Grove Avenue westerly 50 feet; thence northerly 170 feet to a point; thence easterly 45 feet to a point on the westerly margin of Elliott Avenue; thence with the said margin southerly 168 feet to the point of beginning.

Being the same property conveyed to Walter F. Adams and Emma Lockridge, as tenants in common each having a one-half interest by Quitclaim Deed of record in Book 7305, page 811, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $135,000.00.
[
[
[Subscribed and sworn to before me this
[3rd day of July, 2001.
[
[
[My Commission Expires 11-24-2001
[

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of July, 2001.

Walter F. Adams

Emma Lockridge
By: Walter F. Adams, Attorney 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 **Walter F. Adams**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument on behalf of Emma Lockridge and who acknowledged that she executed the same as the free act and deed of said Emma Lockridge.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

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 **Walter F. Adams**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-2001