This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
William Adamson, Jr.
1901 18th Ave South, Unit No. 204M
Nashville, Tennessee 37212

SEND TAX BILL TO:
Union Planters Bank
7130 Goodlett Farms Parkway
Cordova, TN 38018

MORTGAGEE:
Union Planters Bank

MAP **104-12**
GROUP **A**
PARCEL **14.00co**

Davidson County DEEDWARR
Recvd: 07/06/01 10:41 3pgs
Fees:18.00 Taxes:244.20
20010706-0072236

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sheryl A. Lewis McCroskey, married** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **William Adamson, Jr.**, hereinafter called the "GRANTEE", his 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, being Unit No. 204M of Magnolia Wedgewood Condominium created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated as established by Master Deed of record in Book 6258, page 719, said Register's Office, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Magnolia Wedgewood Condominium, of record in Book 6258, page 718, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Sheryl A. Lewis McCroskey, by Quitclaim Deed from Verlie Abrams and wife, Helen B. Abrams, being recorded simultaneously herewith. in Instrument No. 20010706-0072234 RODCT. Having been the same property conveyed to Sheryl A. Lewis and Verlie Abrams, as joint tenants with right of survivorship by deed from J. Richard Chamber and Carol L. McCoy of record in Book 11614, page 343, re-recorded in 11664/255, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 1901 18th Ave South, Unit No. 204M, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Sheryl A. Lewis McCroskey and Sheryl A. Lewis are one in the same person.

Jay McCroskey, spouse of Sheryl A. Lewsi McCroskey, hereby joins in this conveyance transferring all his right, title, and interest in said property marital or otherwise.

WITNESS my hand this the 28th day of June, 2001.

Sheryl A. Lewis McCroskey

Jay McCroskey by Sheryl A. Lewis McCroskey as attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sheryl A. Lewsi McCroskey, individually and as attorney in fact for her husband, Jay McCroskey**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of June, 2001.

~~Thomas I. Bottorff~~
NOTARY PUBLIC

8-8-01
My Commission Expires: ~~2/23/2002~~

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $66,000.00.

AFFIANT 6/29/01

Subscribed and sworn to before me on this 28th day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 5-30-2004

REGINA E. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of June, 2001, before me personally appeared Sheryl A. Lewis McCroskey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jay McCroskey and who acknowledged that she executed the same as the free act and deed of the said Jay McCroskey by virtue of that Power of Attorney, duly executed by the said Jay McCroskey on June 27, 2001 and recorded concurrently herewith in the Register's Office for Davidson County, Tennessee in Instrument No. 20010706 0072835.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2001.

NOTARY PUBLIC AT LARGE

ROBYN LEE DUBRAY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires JAN. 31, 2004