Prepared by John G. Doak, Sr., Attorney, 2525 Lebanon Road, Nashville, TN., 37214, B.P.R.. # 2343

SPECIAL WARRANTY DEED

From: William D. Epley and wife Barbara S. Epley
To: W. B. Adams
Address of New Owners: W.B. Adams, PO Box 101585, Nashville, TN 37224
Send Tax Bills To: Same
Map 94 parcels 49 & 50

Davidson County DEEDWARR
Recvd: 08/01/01 10:00 1pgs
Fees:13.00 Taxes:629.00
20010801-0081354

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

W. B. Adams
Affiant

Sworn to and subscribed before me on 7/25/01

John G. Doak Sr.
Notary Public

Commission Expires: 1/29/05

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of One Hundred Seventy Thousand Dollars ($170,000.00) cash in hand paid to the Grantors by the Grantee, the receipt and sufficiency of which is hereby acknowledged, William D. Epley and wife Barbara S. Epley, have this day bargained and sold, and do hereby transfer and convey unto Grantees W.B. Adams, heirs and assigns, the following real property in Davidson County Tennessee "AS IS":

Land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, being lot No. 8 on the Plan of Gilbert Logue's Tract, not of record, and described by survey of J. Bruce Rainey TN Reg. # 823 dated 10/20/2000 as follows:

Beginning at an iron pin located in the southerly line of Clover Nook Subdivision of record in Plat Book 2900 page 51 RODC and being the Northwest corner of said Lot 8 and the Northeast corner of the property conveyed to Bradley W. Whitfield by instrument of record in Book 10262 page 762 RODC; and thence (clockwise) and with the southerly line of Clover Nook Sub. S 83° 54' 51" E 484.07 ft to a new iron pin in the southerly line of Clover Nook Sub. at the Northwest corner of the property conveyed to E.M. Davidson et ux, by an instrument of record in Book 2341 page 267 RODC; thence leaving said southerly line of Clover Nook Sub. and with Davidson's Westerly line, S 04° 55' 52" W 343.45 ft to an old iron pin at the common Southeast corner of Lot 8 and the Northeast corner of the property conveyed to Charles A. White by instrument of record in Book 8086 page 209 RODC; thence with White's Northerly line, N 84° 48' 47" 486.83 ft to an old iron pin in Whitfield's easterly line and being the Northwesterly corner of the White tract and the Southeasterly corner of Lot 8; thence with Whitfield's Easterly line N 05° 23' 51" E 351.05 ft to the point of beginning and containing 3.87 acres more or less; together with a 40 ft roadway easement from the southerly line of Lot 8 to the Northerly right of way line of Lebanon Pike, as shown on the aforesaid survey by J Bruce Rainey and as shown on the survey by Z. D. Wilkinson dated July 1st 1947 and,

Being the same real property conveyed to Grantors, William D. Epley et wife Barbara S. Epley by warranty deed from G. R. Moser and wife Othy J. Moser, of record in Book 9765, page 111, Register's Office for Davidson County, Tennessee.

This is improved real property: North of 1630 – 1636 Lebanon Pike, Nashville TN. 37210

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever; and we covenant that we are lawfully seized and possessed of said real estate, in fee simple, that we have good right to convey it and that the same is unencumbered, except for the 2001 Metro Taxes which Buyer "takes subject to" and any Metro zoning rules, regulations, and/or ordinances that may be applicable to the premises and any matters of record and/or disclosed by the above mentioned survey.

Grantors further covenant and bind themselves, heirs, and assigns, to warrant and forever defend the title to the said real estate to said Grantees, heirs, and assigns against the lawful claims of all persons, claiming by through or under Grantors.

Witness our hands effective 7/30/01.

William D. Epley

Barbara S. Epley

State of Tennessee
County of Davidson

Before me, the undersigned, a Tennessee "Notary Public At Large", personally appeared the within named William D. Epley and wife Barbara S. Epley, to me personally known and swore to and subscribed the foregoing Special Warranty Deed, and then acknowledged that they and each of them had executed the same for the purposes therein contained.

Witness my hand in Davidson County, Tennessee on 7/30/01.

John G. Doak Sr.
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/29/2005