RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **20th** day of **August, 2001**, by and between DAVID ADCOCK and NELLIE ADCOCK, HUSBAND AND WIFE, hereinafter called Grantors, and THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DAVID ADCOCK and NELLIE ADCOCK, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto THOMAS E. STEWART, TRUSTEE WITH FULL POWER, TO BARGAIN, SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4118 OLD HICKORY BOULEVARD EAST, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

DAVID ADCOCK
Signature of Seller

NELLIE ADCOCK
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/23/01 12:36 3pgs
Fees:18.00 Taxes:425.50

20010823-0091201

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DAVID ADCOCK and NELLIE ADCOCK, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **20th** day of August, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

THOMAS E. STEWART, TRUSTEE WITH FULL POWER

333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Property Address:

4118 OLD HICKORY BOULEVARD EAST
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-13, PARCEL 111

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$115,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **August, 2001.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

TRACT NO. ONE: Land in Davidson County, Tennessee, being Lot No. 4 in Block "D" on the Plan of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the southerly side of Old Hickory Boulevard and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to David Adcock and wife, Nellie Adcock by Warranty Deed from Willie F. Lannom, unmarried, of record in Book 9730, page 600, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: Land in Davidson County, Tennessee, being Lots Nos. 5 and 6 of Block "D" on the Plan of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lots Nos. 5 and 6 front 50 feet each on the southerly side of Old Hickory Boulevard and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to DAVID ADCOCK and NELLIE ADCOCK, HUSBAND AND WIFE, by Deed from WILLIE F. LANNOM, UNMARRIED,
of record in Book 9730, Page 592, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 43-13, PARCEL 111).

2. All matters as set forth on the Plan of record in Plat Book 843, page 44, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sewer easements to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4129, page 845 (as to Lot 4), and Book 4129, page 850 (as to Lots 5 & 6), said Register's Office.