Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/04/01 15:22 1pgs
Fees:13.00 Taxes:218.30

20011004-0108166

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00 .

x Laura K. Adams
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2001.

(Affix Seal)

Notary Public

My Commission Expires: 1-30-02

LORI C. WARREN NOTARY PUBLIC EX 1-30-02 WILLIAMSON COUNTY TENNESSEE

Preparer's File #-01H604

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Laura K. Adams	Same	118-01-383
609 Franklin Road		
Franklin, TN 37069		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, VAN E. CHRISTIAN, III, AND WIFE, STEPHANIE CHRISTIAN hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LAURA K. ADAMS,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: * Laura K. Adams and husband, Glenn M. Adams

Land in Davidson County, Tennessee, Being Lot No. 12 on the Plat of Edgar C. Allen's Subdivision of Lot No. 7 of the W. W. Henry Tract, as of record in Book 974, page 28, and Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the easterly side of 9th Avenue south and runs back 211 feet 6 inches on the northerly line and 235 feet on the southerly line to a five-foot drain ditch, measuring 64 feet 5 1/2 inches thereon.

Being the same property conveyed to Van E. Christian, III, married by Deed from Grace L. Crossfield of record in Instrument No. 20010806-0083994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **2408 9th Avenue South, Nashville, Tennessee 37204**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 **11th** day of **September, 2001**:

Van E. Christian, III

Stephanie Christian
STEPHANIE CHRISTIAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VAN E. CHRISTIAN, III,* the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 11th day of September, 2001.

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY TN

Notary Public

My Commission Expires: July 14, 2002

* Van E. Christian, III and wife, Stephanie Christian