03

Realty Title 78-A

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jon D. Adkins**, hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Arton Dedushi** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit;

Being Lot no. 45 on the Plan of Hickory Woods, Section B, of record in Plat Book 6900, page 512, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jon D. Adkins and wife, Jessica Adkins from Reathel Ray Goff, Jr. and wife, Stephanie C. Goff by Deed dated May 20, 1996 and recorded May 23, 1996 in Book 10058, page 890, Register's Office for Davidson County, Tennessee, Docket No. 960-3413 Jessica Adkins conveyed her interest in subject property to Jon D. Adkins by Quitclaim Deed of record in Book 10465, page 437, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of October 2001.

Jon D. Adkins

STATE Of Tennessee
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, **Jon D. Adkins** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 26th day of October 2001.

Comm expires
3/14/05

Davidson County DEEDWARR
Recvd: 10/30/01 13:11 2pgs
Fees:13.00 Taxes:506.90

20011030-0118211

Notary Public
My Commission expires:

STATE Of Tennessee
COUNTY Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $137,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of October 2001.

Notary Public

My Commission expires: 5/24/05

SUSAN KAYE RICE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

MY COMMISSION EXPIRES:
May 24, 2005

Map and Parcel: 31N-E-2500

Address of New Owner:
5133 Hickory Grove Dr.
Antioch, TN 37013

Send Tax Bills To:
1st Trust Bank For Savings
P.O. Box 17257
Memphis, TN 38187-0257

6-010374