This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Jeffrey T. Mabry and Cathy L. Mabry
155 Bates Road
Lebanon, TN 37087

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 12/17/01 14:13 3pgs
Fees:18.00 Taxes:166.50
20011217-0139074

MAP AND PARCEL:
MAP 64-9
PARCEL 122
4D-28565

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Vickey Dianae Adams, Brenda Lee Adams Meadows, Linda Kay Adams McMurry, Ronnie Wayne Adams and Rickey Fentress Adams, by intestate succession of the ESTATE OF HARRIETT ADAMS BARNES, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey T. Mabry and wife, Cathy L. Mabry, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lots Nos. 4 and 5, Block 4, on the Plan of Berryville, of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Harriett Adams (Barnes), by Quitclaim Deed from Mary Ann Kevil, Trustee, of record in Book 8215, Page 464, Register's Office for Davidson County, Tennessee. The said Harriett Adams Barnes having since died and the property is vested in Vickey Dianae Adams, Brenda Lee Adams Meadows, Linda Kay Adams McMurry, Ronnie Wayne Adams and Rickey Fentress Adams, her only living heirs, by intestate succession. See attached Exhibit "A".

This is the same description as in previous deed of record. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2001 have been pro-rated and paid.

Cathey Young Carroll executed this instrument on behalf of Ronnie Wayne Adams pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 4246 Old Hickory Blvd., Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey T. Mabry and wife, Cathy L. Mabry, their heirs and assigns, forever; and we, Vickey Dianae Adams, Brenda Lee Adams Meadows, Linda Kay Adams McMurry, Ronnie Wayne Adams and Rickey Fentress Adams, the only living heirs of HARRIETT ADAMS BARNES do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of ~~November~~ December, 2001.

Vickey Dianae Adams

Brenda Lee Adams Meadows

Linda Kay Adams McMurry

Rickey Fentress Adams

Ronnie Wayne Adams)
by Cathey Young Carroll, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Vickey Dianae Adams, Brenda Lee Adams Meadows, Linda Kay Adams McMurray, Ronnie Wayne Adams, the only heirs at law of the ESTATE OF HARRIETT ADAMS BARNES, who died intestate, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of ~~November~~ December, 2001.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Cathey Young Carroll with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 13th day of ~~November~~ December, 2001.

Notary Public

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of ~~November~~ December, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

EXHIBIT "A"

FIRST AMERICAN TITLE GUARANTY COMPANY

AFFIDAVIT AS TO HEIRS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13th day of December, 2001, before me personally appeared: ~~Dell Reynolds~~ Cathy Young Carroll to me personally known, who being by me duly sworn, pursuant to Tennessee Code Annotated, Section 30-2-712, for the purpose of establishing ownership in the following described property, on oath did say that Affiant is familiar with the family history of Harriett Adams Barnes, deceased who was the owner of the following property known as:

4246 Old Hickory Boulevard, OLD HICKORY TN 37138

And that said decedent died on the 18 day of May, ~~19~~ 2001 and that the place of residence and homestead, at the time of death, was as follows: 4246 Old Hickory Blvd

And Affiant further states that said deceased left surviving the following persons, as heirs or otherwise interested in the estate:

Name of widow or widower - none

Divorced wife or husband none

Children - Vickey D. Adams, Brenda Lee Adams Meadows, Linda Kay Adams McMurry, Ronnie Wayne Adams, Rickey Fentress Adams

Siblings 0
Adopted children 0
Decendants of deceased children 0

And Affiant further states that said decedent left no other children or adopted or descendants of deceased children or adopted children.

And that all of the above parties are over the age of twenty-one years, except the following:
Names of minors
And said deceased (left a will)-(did not leave a will)
And that the debts against said estate (have)-(have not) been paid.

Cathy Young Carroll
~~Dell Reynolds~~

Subscribed and sworn to before me this the day and year above written
My commission expires: 11/27/2004

Notary Public

DAVIDSON COUNTY, TENN. LARGE