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Davidson County DEEDWARR
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Fees:13.00 Taxes:259.00
20020305-0027557

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
William A. Adams and Dorothy L. O'Neil 300 Randy Road Nashville, TN 37115	SAME	Map 52-02 Parcel 239

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Calandra Jones ("Grantor"), has bargained and sold, and by these presents does transfer and convey to William A. Adams, unmarried, and Dorothy L. O'Neil, unmarried ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Rainbow Terrace, Section III, as of record in Book 2133, page 20, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Randy Road at the corner Lots Nos. 36 and 37; thence with the line between said two lots, westerly 410.3 feet; thence northerly 119.1 feet to the southerly margin of Yowell Avenue; thence with the same easterly 385.8 feet to the beginning of a curve; thence around said curve having a radius of 24.3 feet, southeasterly 38.81 feet to the westerly margin of Randy Road; thence with the same southerly 105 feet to the beginning.

Being the same property conveyed to Calandra Jones by deed from Jason D. Loy and wife, Melissa Jo Loy, of record in Book 11260, page 33, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County Taxes, a lien, but not yet due and payable.

(2) All matters shown on Plan of record in Plat Book 2133, page 20, Register's office for Davidson County, Tennessee.

This is improved property commonly known as 300 Randy Road, Nashville, Davidson County, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 26th day of February, 2002.

Calandra Jones
CALANDRA JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, WILLIAM A. ADAMS and DOROTHY L. O'NEIL, the within named 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 instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of February, 2002.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Sworn to and subscribed before me this 26th day of February, 2002.

Notary Public

My Commission Expires: 5/26/02

CTX/Adams/deed