WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JUL 27 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 361,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymus Baggett (NAME)	1st Trust Bank for Savings (NAME)	63-4-120
1160 Cleveland Hall Boulevard (ADDRESS)	P. O. Box 17257 (ADDRESS)	GSD 00271
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Danny W. Adams and wife, Carol L. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymus Baggett and wife, Rebecca Baggett

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:

LAND in Davidson County, Tennessee, being Lot No. 151 on the Plan of Phase One, Cleveland Hall Subdivision, of record in Plat Book 11700, page 51, as corrected in Instrument No. 199912090301348, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danny W. Adams and wife, Carol L. Adams by deed from Cleveland Hall, LLC, a Tennessee limited liability company of record in Instrument No. 20010323-0028030, Register's Office, Davidson County, Tennessee.

Charter of Cleveland Hall Homeowners Association, Inc. of record in Book 11725, page 70, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Cleveland Hall of record in Book 11725, page 76, said Register's Office.

Easement to Bellsouth Telecommunications, Inc., as set forth in instrument of record in Book 11720, page 325, Register's Office, Davidson County, Tennessee.

Danny W. Adams executed this instrument on behalf of Carol L. Adams pursuant to a Power of Attorney of record in Instrument No. 20007210072063, Register's Office, Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/11/02 09:07 2pgs
Fees:13.00 Taxes:1339.03

20020311-0029850

unimproved ( )
This is improved (X) property, known as 1160 Cleveland Hall Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 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 GRANTEES, 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 our hand s this 1st day of March, 2002

Danny W. Adams
Carol L. Adams
By: Carol L. Adams Dtz in fact By Danny W. Adams
Danny W. Adams, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny W. Adams with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Carol L. Adams as her Attorney in Fact as the free act and deed of the within named Carol L. Adams.

Witness my hand and official seal at Goodlettsville, Tennessee, March 1, 2002.

_____
Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny W. Adams, the bargainor(s), 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 and official seal at Goodlettsville, Tennessee, this 1st day of March, 2002.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE