Davidson County DEEDWARR
Recvd: 05/06/02 09:11 2pgs
Fees:13.00 Taxes:458.06

20020506-0054997

Realty Title 06
48A

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40817**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 123,800.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS TH
THIS **30TH DAY OF APRIL, 2002.**

Notary Public

MY COMMISSION EXPIRES:

KATHLEEN A. TO
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
RICHARD T. FOLEY, III **2920 Donna Hill Drive** **Nashville, Tennessee 37214**	Wells Fargo PO Box 6502 Springfield, OH 45501	**73-11-93**

FOR AND IN 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, ROBERT M. ADAMS and wife, JENNY L. ADAMS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD T. FOLEY, III**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, TN, BEING Lot No. 54 on the Plan of Revision of Section One, Sunset View, of record in Plat Book 2663, pages 27 and 28, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Robert M. Adams and wife, Jenny L. Adams by deed from Matthew D. Misuraca and wife, Maureen P. Misuraca of record in Instrument Number 20000911-0089507, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 2663, pages 27 and 28; Easements of record in Book 4346, page 519 and Book 6710, page 421; all in the Register's Office for Davidson County, TN.

Unimproved ( )

This is improved (**X**) property, known as **2920 Donna Hill Drive, Nashville, Tennessee 37214**

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 HANDS THIS 30th DAY OF APRIL, 2002.

X Robert M Adams LMA Robert M Adams

ROBERT M. ADAMS

X Jenny L Adams

JENNY L. ADAMS

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 ROBERT M. ADAMS and wife, JENNY L. ADAMS, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 30TH day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN