FILE NO. SP40931 FILE BOX "7"

Davidson County DEEDWARR
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Fees:13.00 Taxes:573.50

20020617-0073044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00.

Christopher B. Guthrie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2002.

Notary Public

MY COMMISSION EXPIRES: 01/2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher B. Guthrie	SunTrust Mortgage, Inc.	Map: 126-15-0-A-079.00CO
(NAME) 7940 Boone Trace	(NAME) 201 4th Ave N, 7th Floor	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, DARRIN SCOTT ADAMS AND WIFE, AMY HOPKINS ADAMS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER B. GUTHRIE, AN UNMARRIED MAN, hereinafter called the GRANTEE, his 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 all of Lot No. 98, Section Two (erroneously referred to as "Section One" in prior deed), Boone Trace at Biltmore, as shown by plat appearing of record in Plat Book 9700, page 316 (erroneously referred to as Plat Book 7900, page 667 in prior deed), of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Darrin Scott Adams and wife, Amy Hopkins Adams by Warranty Deed of record in Book 11021, Page 565, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Subject to covenants, conditions and restrictions of record in Book 7265, page 657 and Book 9342, page 312; re-recorded of record in Book 9735, page 931, Book 10032, page 813 and Book 10306, page 817; Easement for ingress and egress for use of a spring of record in Book 3462, page 445 and Book 5446, page 47; Easement to BellSouth Telephone and Telegraph of record in Book 756, page 142; Easement for drainage of record in Book 3027, pages 261 and 321; Underground Easement of record in Book 9665, page 420; Easement to Tennessee Electric Power Company of record in Book 751, page 396; Charter of Boone Trace Homeowner's Association, Inc. of record in Book 9607, page 534; TVA Easements of record in Book 4181, page 383, Book 4207, pages 514 and 555 and Book 4225, page 587; and any and all matters as shown on the plan of Plat Book 9700, page 316; all of said Register's Office.

Unimproved ( )
This is improved (X) property, known as 7940 Boone Trace, Nashville, TN 37221
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 12th day of June, 2002.

Darrin Scott Adams

Amy Hopkins Adams

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Darrin Scott Adams and wife, Amy Hopkins Adams who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2002.

Notary Public

My Commission Expires: _____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027