Davidson County DEEDWARR
Recvd: 09/11/02 13:40 2pgs
Fees:13.00 Taxes:462.50
20020911-0110824

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No. 22L-090511

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

Affiant

Sworn to and subscribed before me on this the 6th day of September, 2002.

NOTARY PUBLIC
My Commission Expires:

MORTGAGEE:

Address New Owner: Mr. Steve R. Adams
3467 Mt. View Circle
Antioch, TN 37013

Send Tax Bills to: Same as Owner

Map-Parcel 164/30

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **LAVELLE HOLMES, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **STEVE R. ADAMS, married**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being Part of Lot No. 1, Division of real estate of Thomas J. Miller, deceased (plan not of record), which lies Southwest of the Murfreesboro Road and described according to survey made by E. L. Miller, Jr. and Company dated November 7, 1963, as follows:

BEGINNING at a point at the intersection of the Southeasterly margin of Mt. View Road and the Southwesterly margin of Murfreesboro Road; thence with the margin of Murfreesboro Road Southeasterly 142 feet to the center of Old Mt. View Road; thence with the center of said road South 4 deg. 05 min. West 180 feet to a nail in a bottle cap; thence leaving said road North 55 deg. 34 min. West 260 feet to a point in the Southeasterly margin of Mt. View Road; thence with the margin of the same North 43 deg. 45 min. East 193 feet to the point of beginning.

BEING the same property conveyed to CLAUDE RUTHERFORD and LAVELLE HOLMES, joint tenants with right of survivorship by Quitclaim Deed from CLAUDE RUTHERFORD and recorded in Book 9676, Page 747, Registers' Office for Davidson County, TN. The said Claude Rutherford having since died, leaving as his sole heir, Lavelle Holmes.

This is unimproved property known as 3501 Murfreesboro Pike, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 6th day of September, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lavelle Holmes

LAVELLE HOLMES

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, LAVELLE HOLMES, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 6th day of September, 2002.

Curtis M. Lincoln

NOTARY PUBLIC

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires: 6-2-05