ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Venson C. Adams Bernice Adams 5418 Oakmont Circle Nashville, TN 37209	Decision One Mortgage Company, LLC Attn: Tax Dept. 6060 J.A. Jones Dr., Suite 1000 Charlotte, NC 28287	MAP and PARCEL 103-7 44

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert Elkins and Faye Elkins, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Venson C. Adams and Bernice Adams** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on Richland Meadows Subdivision, Section One, of record in Book 2083, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50 feet on the northerly side of Oakmont Circle and runs back 171.5 feet on the westerly side and 171.5 feet easterly side to the center of Richland Creek and measures 76 feet on the rear.

Being the same property conveyed to Robert Elkins and wife, Faye Elkins, by Warranty Deed dated August 12, 1983, from Larry A. Curtis and wife, Donna B. Curtis, of record in Book 6116, Page 588, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5418 Oakmont Circle, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2083, Page 40, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2152, Page 121, and in Book 2195, Page 256, Register's Office for Davidson County, Tennessee.

PROPERTY CONVEYED "AS IS."

Davidson County DEEDWARR
Recvd: 09/24/02 09:42 2pgs
Fees:13.00 Taxes:421.80

20020924-0116230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $114,000.00

Affiant

Subscribed and sworn before me this 23rd day of September, 2002.

My Commission Expires: 1/28/06

Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **23rd** day of **September, 2002**.

Robert M Elkins III attorney in Fact
Robert Elkins

Faye Elkins by Robert M Elkins III attorney in Fact
Faye Elkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September 2002, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert M. Elkins, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Robert Elkins,** and is authorized by Robert Elkins to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith in Instrument Number 20020924-0116228, said Register's Office.

Witness my hand and official seal at office, this 23rd day of September 2002.

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public
My Commission Expires: 1/28/2006 My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September 2002, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert M. Elkins, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Faye Elkins,** and is authorized by Faye Elkins to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded simultaneously herewith in Instrument Number 20020924-0116229, said Register's Office.

Witness my hand and official seal at office, this 23rd day of September 2002.

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public
My Commission Expires: 1/28/2006

File No. 0209-245.WD

My Commission Expires JAN. 28, 2006