This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

BOX 15

ADDRESS NEW OWNER:
George C. Carter and
Cynthia C. Gourley
105 Holt Hills Road
Nashville, TN 37211

MORTGAGEE:
Chase Manhattan Mortgage Corp.

Davidson County DEEDWARR
Recvd: 03/11/03 08:28 2pgs
Fees:13.00 Taxes:806.60
20030311-0031555

SEND TAX BILL TO:
George C. Carter and
Cynthia C. Gourley
105 Holt Hills Road
Nashville, TN 37211

MAP **180**
GROUP
PARCEL **230**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth A. Maas, David A. Adams and Robert A. Adams** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **George C. Carter and Cynthia C. Gourley,** ~~**as joint tenants with right of survivorship,**~~ 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: *as to each an undivided one-half interest.

Being Lot 2, Holt Hills, Resubdivision of Lot 21, Section Two-A and Revision to Lot 1, Section Four, as of record in Plat Book 9700, Page 541, Register's Office, Davidson County, Tennessee

Being the same property conveyed to James I. Adams by deed from Richard A. Nelson D/B/A Morning Star Construction Company dated September 7, 2001, of record in Instrument no. # 20010912-0099127, Register's Office for Davidson County, Tennessee. James I. Adams having since died (death certificate #0204372 Davidson County, Tennessee) testate, Probate Court #02-22-86 of Blount County, Tennessee devising to **Elizabeth A. Maas, David A. Adams and Robert A. Adams,** each owning a 1/3 undivided interest, as tenants in common.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
3. Subject to restrictive covenants contained in an instrument of record in Book 5167, page 923 as amended in Book 5183, Page 594 and Book 5673, Page 903, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 5210, page 145 and resubdived in Plat Book 9700, page 541, said Register's Office.
5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 9700, page 541, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Holt Hills Road, Nashville, Tennessee 37211.

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 do 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 warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 5th day of March, 2003.

Elizabeth A. Maas

Elizabeth A. Maas

David A Adams

David A. Adams

Robert A. Adams

STATE OF FLORIDA)
COUNTY OF Duval)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elizabeth A. Maas,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of March, 2003.

Susan E. Lewis
Commission # CC 96084
Expires Sep. 27, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

NOTARY PUBLIC
My Commission Expires:

STATE OF ~~Florida~~ Tennessee
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said ~~County~~ and State, **David A. Adams,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of March, 2003.

NOTARY PUBLIC
My Commission Expires:

REBECCA B. PUTNAM
NOTARY PUBLIC
AT
LARGE
WILSON CO., TN
My Commission Expires
September 13, 2003

STATE OF Ohio)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert A. Adams**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of ~~March~~ Feb, 2003.

NOTARY PUBLIC
My Commission Expires:

ANN L. JONES
Notary Public, State of Ohio
My Commission Expires June 26, 2008
Recorded in Hamilton County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $218,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of March, 2003.

NOTARY PUBLIC

My Commission Expires:

REBECCA B. PUTNAM
NOTARY PUBLIC
AT
LARGE
WILSON CO., TN
My Commission Expires
September 13, 2003