Davidson County DEEDWARR
Recvd: 05/07/03 10:44 2pgs
Fees:13.00 Taxes:699.30

20030507-0060837

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41917

WARRANTY DEED

ALAN D. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevor Adamson	Decision One Mortgage	95-7-118
231 Fairway Drive	6060 J. A. Jones Drive, Suite 700	
Nashville, TN, 37214	Charlotte, NC 28287	

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, I/WE,

Deborah L. Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Trevor Adamson and wife, Jayne Adamson

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:

LAND in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 30 and part of Lot No. 31 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for said County, described together as follows:

BEGINNING on the southeasterly margin of Fairway Drive at a point 10 feet northeast of the corner of Lots Nos. 31 and 32; thence with said Drive northeastwardly 153 feet to the corner of Lots Nos. 29 and 30; thence with the line between said two lots southeastwardly 350.8 feet to the westerly line of Lot No. 237; thence with the westerly line of Lots Nos. 237, 238 and 239, southwardly 234.2 feet to the northerly line of the Baxter Property; thence with said line westwardly 114 feet to the corner of Lots Nos. 31 and 32; thence with the line between said two lots northwestwardly 53.7 feet; thence northeastwardly 10 feet; thence northwestwardly 325 feet to the beginning.

BEING the same property conveyed to Deborah L. Clark by Quitclaim Deed from Sharon A. Clark of record in Book 11102, Page 758, and by Warranty Deed from Eugene K. Jenkins, Jr. and wife, Donna Jo Jenkins, of record in Book 10097, Page 905, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 231 Fairway Drive, Nashville, TN 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 my/our hand(s) this

Deborah L. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Deborah L. Clark, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of April, 2003.

Notary Public

My Commission Expires:

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006