Dav. Co. File Box 14-A
jtc file 16125-4

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GRACE KIM	FRANKLIN FINANCIAL MORTGAGE, INC.	Map 087-5A
(NAME)	(NAME)	
2104 Woodsway Court	110 3rd Avenue North	Parcel 053.00CO
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, ADEX PARTNERS, a Tennessee general partnership composed of Paul E. Cook and Michael B. McKee

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

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 Davidson County, Tennessee, being Lot No. 106 on the Plan of Farmingham Woods, Phase II, Section 1, a Planned Unit Development, as of record in Book 7900, page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jose L. Ortega and wife, Olga T. Medina by Deed from Timothy S. McKee and wife, Crystal T. McKee, of record in Book 10437, Page 530, Register's Office for Davidson County, Tennessee. The said Jose L. Ortega and wife, Olga T. Medina having quitclaimed their interest in the property to Adex Partners, a Tennessee general partnership composed of Paul E. Cook and Michael B. McKee of record in Instrument No. 20030218-0020947, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8238, Page 176, amended in Book 8351, page 533, Book 8423, page 784, re-recorded in Book 8424, page 426, and further amended in Book 8447, page 635, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 5963 Colchester Drive, Hermitage, TN 37076
(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 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 hand this 9th day of May, 2003

ADEX PARTNERS

By: _____
Paul E. Cook, Partner

Davidson County DEEDWARR
Recvd: 05/14/03 10:30 2pgs
Fees:13.00 Taxes:440.30

20030514-0065263

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Paul E. Cook and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the ADEX PARTNERS the within named bargainor, a partnership, and that he as such Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Paul E. Cook as such Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 9th day of May, 2003.

My commission expires 3/25/06 Deborah H. Berrie
Notary Public

