Return to: Judy P. Adkins
c/o Union Planters Bank
112 Long Hollow Pk
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 08/13/03 07:45 2pgs
Fees:13.00 Taxes:481.00
20030813-0115592

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kyle F. Adkins 905 Hitt Lane Goodlettsville, TN 37072	Same as New Owner	Map 18 Parcel 37.00 Field Book 10D 29310

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JUDY P. ADKINS and DONNA P. STEPHENS, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto KYLE F. ADKINS, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, about one mile west of Goodlettsville, on the west side of a branch, the south prong of Lumsley's Creek, and described as follows:

BEGINNING at J.N. Peay's northeast corner, and running thence westerly 200 feet to a stake; thence southerly 494 feet to a stake; thence easterly 212 feet to the center of a County Road, and thence northerly with the center of said Road, 553 feet to the beginning, containing 2 acres, more or less.

BEING the same property vested in Judy P. Adkins and Donna P. Stephens by Affidavit of Heirship filed for record in Book 8910, page 198, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 905 Hitt Lane, Goodlettsville, TN 37072.

The said property has not been occupied by either Judy P. Adkins or Donna P. Stephens as a residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs or assigns, forever.

And we, the GRANTORS, do hereby covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the taxable year 2003, which are a lien, but not yet due and payable, and which will be paid in full by the GRANTEE, when due.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs or assigns, against the lawful claims of all persons whomsoever.

Jack H. Stephens, husband of Donna P. Stephens, and Frank Donald Adkins, husband of Judy P. Adkins, join in this conveyance to convey any and all right, title or interest they may have in the real property hereinabove described, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Judy P. Adkins
JUDY P. ADKINS

Donna P. Stephens
DONNA P. STEPHENS

Jack H. Stephens
JACK H. STEPHENS

Frank Donald Adkins
FRANK DONALD ADKINS

"GRANTEE"

Kyle F. Adkins
KYLE F. ADKINS, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY P. ADKINS and husband, FRANK DONALD ADKINS, DONNA P. STEPHENS and husband, JACK H. STEPHENS, and KYLE F. ADKINS, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 1st day of March, 2003.

Meredith Hassell
NOTARY PUBLIC

MEREDITH HASSELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10/25/03

My Commission Expires Oct. 25, 2003

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Kyle F. Adkins
Affiant

Sworn to and subscribed before me, this the 1st day of March, 2003.

Meredith Hassell
NOTARY PUBLIC

MEREDITH HASSELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Oct. 25, 2003