THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21513-07-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $519,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2003. Notary Public My Commission Expires: 5/30/04

WARRANTY DEED

Address New Owner: Frederick Lee Adams 3600 Bellwood Avenue Nashville, TN 37205	**Send Tax Bills To:** Same as New Owner	**Tax Information:** Map No.104-13 Parcel No. 227.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **W. Cannon King and spouse, Catherine L. King**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frederick Lee Adams** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 3600 Bellwood Avenue, Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this August 15, 2003.

W. Cannon King

Catherine L. King

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **W. Cannon King and Catherine L. King**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2003.

Notary Public

My Commission Expires: My Commission Expires SEPT. 30, 2006

Davidson County DEEDWARR
Recvd: 08/22/03 15:22 2pgs
Fees:13.00 Taxes:1920.30

20030822-0122565

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 33, Block B on the Plan of Bellwood, as of record in Plat Book 547, pages 149 and 150, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Bellwood Drive at the common corner of Lots Nos. 32 and 33; thence with the line between said lots, northwardly 101.67 feet to the common corner of Lots Nos. 20, 32, and 33; thence eastwardly 87.5 feet to a point in the westerly margin of Valley Vista Road, said point being 35 feet south the common easterly corner of Lots Nos. 20 and 33; thence with the westerly margin of Valley Vista Road, southwardly 136.15 feet to a curve; thence around a curve, having a radius of 15 feet southwestwardly to a point in the northerly margin of Bellwood Drive; thence with the northerly margin of said Drive, westwardly 131.13 feet to the point of beginning.

Being the same property conveyed to W. Cannon King and spouse, Catherine L. King by deed dated January 2, 1997 from Alfred J. Spencer and wife, Streater O. Spencer of record in Book 10311, page 59, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) All matters appearing on the Plan of record in Plat Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee.