Davidson County DEEDWARR
Recvd: 10/03/03 14:38 2pgs
Fees:13.00 Taxes:784.40

20031003-0146605

WARRANTY DEED

MEGAN ADKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Commission Expires May 8, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory E. Adkins (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 160-03
5309-5311 Overton Road (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 109
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, James A. Kleiser, Jr. and Eugene V. Kleiser, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory E. Adkins, an unmarried person

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. 209, Overton Road, on the Plan of Haileywood Estates, section 8-F of record in Book 3842, Page 11, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to James Anthony Kleiser, Sr. and wife, Regina E. Kleiser by Warranty Deed dated October 10, 1968 from Hendley & Whiteside Builders, Inc., a Tennessee corporation of record in Book 4277, Page 334, Register's Office for Davidson County, Tennessee. The said James Anthony Kleiser having since died and the said Regina E. Kleiser being a widow. The said Regina E. Kleiser having since died and the said James A. Kleiser, Jr. and Eugene V. Kleiser, Sr. being the Devisees under the will of Regina E. Partington Kleiser according to Last Will and Testament of record in Will Book 5309, Page 114437 Circuit Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3842, page 116, said Register's Office; and (c) restrictive covenants of record in Book 4115, page 512, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5309-5311 Overton Road, Nashville, TN 37220
(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 our hand s this 30th day of September 2003

James A. Kleiser, Jr. by Eugene V. Kleiser, Sr., as attorney in fact

Eugene V. Kleiser, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene V. Kleiser, Sr.

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2003.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Eugene V. Kleiser, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James A. Kleiser, Jr., and who acknowledged that he executed the same as the free act and deed of the said James A. Kleiser, Jr., by virtue of that Power of Attorney, duly executed by the said James A. Klesier, Jr. and appearing of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

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

My Commission Expires: _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Sewer Easement of record in Book 6255, Page 479, said Register's Office.