THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22258-01-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $.305,000.00 Affiant Subscribed and sworn to before me this 30th day of January, 2004. Notary Public My Commission Expires 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Blake Freeman 5608 Cloverland Park Drive Brentwood, TN 37027	New Owner	Map No.171.04 Parcel No. 003.00 CO

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, **Alan Adams**, Inc.*("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blake Freeman,** unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* A TENNESSEE CORPORATION

This is Improved property located at 5608 Cloverland Park Drive, Brentwood, TN, 37027

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 the 30th day of January, 2004.

Alan Adams, Inc.

By: _____
Alan Adams

Davidson County DEEDWARR
Recvd: 02/19/04 16:09 2pgs
Fees:13.00 Taxes:1128.50

20040219-0019505

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Alan Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT (or other officer authorized to execute the instrument) of Alan Adams, Inc., the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of January, 2004.

_____
Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson, Tennessee, being Lot No. 3 on the Plan of Cloverland Park, as of record as Instrument No. 20001013-0102079, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Ira T. Adams and Eugene R. Williams by Installment deed dated 3/22/78 from Ethel Rich Marshall et vir W.B. Marshall of record in Book 5267, page 35, Register's Office for Davidson County, Tennessee and being further conveyed to Ira T. Adams by quitclaim deed from Eugene R. Williams of record in Book 5426, page 591, Register's Office for Davidson County, Tennessee.

* Being the same property conveyed to Alan Adams, Inc by Instr. of record in Instr. No 20040219-0019504

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s)
2) Declaration of Covenants, Conditions By-Laws and Retrictions for Cloverland Park Homeowners Association,, of record in Instrument No. 20010904-0095214, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3) Dedication of common area to Cloverland Park Homeowners Association of record in Instrument No. 20010912-0099350, Register's Office for Davidson County, Tennessee.
4) Charter of Incorporation of Cloverland Park Homeowners Association, Inc. of record in Instrument No. 20010904-0095213, Register's Office for Davidson County, Tennessee.
5) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7885, page 746, Register's Office for Davidson County, Tennessee.
6) Surveyor's certificate of correction as Instrument No. 20010620-0065214, Register's Office for Davidson County, Tennessee.
7) All matters appearing on the Plan of record as Instrument No. 20001013-0102079, Register's Office for Davidson County, Tennessee.