This instrument prepared by:
Philip and Leanne Adams
4000 Anderson Road
Nashville, Tennessee 37217

Davidson County DEEDWARR
Recvd: 06/16/04 08:27 2pgs
Fees:12.00 Taxes:0.00
20040616-0070925

RETURN TO:
Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001
1-800-439-5451

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Philip and Leanne Adams
4000 Anderson Road, Unit #31
Nashville, Tennessee 37217
PDA LBA

MAIL TAX STATEMENT TO:
500 Welsh Crest Court
Antioch, Tennessee 37013
PDA LBA

MAP PARCEL NUMBERS:
Map/Parcel: 136-03-A-31-00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Philip D. Adams, who acquired title incorrectly as Phillip D. Adams, and Leanne B. Adams, husband and wife has this day bargained and sold, and does hereby transfer and convey unto the said Philip D. Adams and Leanne, B. Adams, husband and wife as joint tenants with right of survivorship and not as tenants in common, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

TOWNSHIP NO. 31, BUILDING NO. 5, IN A HORIZONTAL PROPERTY REGIME WHICH IS LOCATED ON THE PLAT OF PRIEST LAKE PARK CONDOMINIUM TOWNHOUSES, PHASE I, WHICH IS OF RECORD IN BOOK 4460 PAGE 88, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH PLAT IS HEREBY MADE.

Being the same property conveyed to Philip D. Adams and Leanne B. Adams, husband and wife by Deed from Jesse M. Curtis, Jr., unmarried of record in Book 6761, Page 845, said Register's Office.

This is unimproved ( ) property known as 4000 Anderson Road, Nashville, Tennessee 37217
Improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 this 20 day of May, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Philip D. Adams

Leanne B. Adams

Philip D. Adams

Leanne B. Adams

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Rebecca R. Chandler, a Notary Public in and for said County and State, **Philip D. Adams** and **Leanne B. Adams** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at _____ this 20 day of May, A.D., 2004.

NOTARY STAMP/SEAL

Rebecca R. Chandler
NOTARY PUBLIC
Notary Commission Expires: May 29, 2005

Rebecca R. Chandler

REBECCA R. CHANDLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ ~~95,000~~ 0.00

Subscribed and sworn to before me this the 27 day of May, 2004

(Affix Seal)

Leanne B. Adams / Philip D. Adams
Affiant

Rebecca R. Chandler
Notary Public
My Commission Expires: May 29, 2005

REBECCA R. CHANDLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.