RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43196

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 08/03/04 15:21 2pgs
Fees:13.00 Taxes:876.90
20040803-0093026

MAP: 083-06-0
PARCEL: 370.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Deirdre E. McAdams and husband, Dennis E. McAdams
1806 Eastland Avenue
Nashville, TN 37209

WARRANTY DEED

THIS INDENTURE, made this 30th day of July, 2004 between

Phil B. Green, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Deirdre E. McAdams and husband, Dennis E. McAdams

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being parts of Lots Nos. 5 and 8 in W.L. Horn's Spout Spring Addition, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers Surveyors, June 21, 1957, and being designated at Tract "A" thereon, as follows:

Beginning at a point in the Southerly margin of Eastland Avenue, the same being marked by an iron pin located 111 feet Easterly from the Easterly margin of North 17th Street, formerly Hughes Street; thence with the margin of the same, South 86 degrees 30' East 111 feet to an iron pin; thence South 3 degrees 45' West 305 feet to an iron pin; thence North 86 degrees 30' West 116 feet to an iron pin and fence corner; thence with an old established wire fence, North 4 degrees 45' East 305 feet to the point of beginning.

This being the same property conveyed to Phil B. Green by Warranty Deed dated 10/22/2001 from Laura S. Cass George of record in Instrument Number 20011025-0116793, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2004 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Phil B. Green

Phil B. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phil B. Green unmarried, the within named 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 office this 30th day of July, 2004.

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $237,000.00.

Phil B Green

Affiant

Sworn to and subscribed before me, this 30th day of July, 2004.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE