Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2006

07-0408-81484

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $238,300.00

Mary Bostwright
Affiant

Subscribed and sworn to before me, this 27th day of August, 2004.

D. Annette Maples
Notary Public
My commission expires: 11-25-06

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey R. Adcock 1003 Maplehurst Avenue Nashville TN 37204	Bank of America, N.A. 200 S. College Street Charlotte, NC 28255	132-01-0-009

Davidson County DEEDWARR
Recvd: 09/02/04 16:06 2pgs
Fees:13.00 Taxes:881.71

20040902-0106643

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret Russell and husband, Craig Russell**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey R. Adcock** hereinafter called the Grantee, his successors 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 the northerly part of Lot No. 3 and the westerly part of Lot No. 4, a triangular part of Block No. 14 on the Map of College Park, of record in Book 843, Page 29, said Register's Office, to which said parts adjoin and are described separately as follows:

Said northerly part of Lot No 3 fronts 55 feet on the south side of Maplehurst Avenue and runs back 141.5 feet, more or less, on the west line and 140 feet on the east line, to the north line, which measures 55.9 feet thereon of the property conveyed to Tom H. Southerland and wife, by deed from William M. Merry and wife, of record in Book 2994, Page 222, said Register's Office.

Said part of Lot No. 4 is described as follows: Beginning at an iron stake in the southerly margin of Maplehurst Avenue being the northeast corner of Lot No. 3 and the northwest corner of Lot No. 4; thence South 1438' W, 140 feet with the original property line between Lots No 3 and 4; thence S 882' E, 9 feet to an iron pin; thence N 115' E, 138.1 feet to the point of beginning.

Being the same property conveyed to Margaret Russell and Craig Russell by Quitclaim Deed from Margaret Harris, of record in Instrument No. 20031003-0146468, Register's Office for Davidson County, Tennessee. The same property being previously conveyed to Margaret Harris, unmarried by deed from Virginia L. Newsom Bufford of record in Book 10619, Page 153, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1003 Maplehurst Avenue, Nashville, TN 37204.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 my hand this 27th day of August, 2004.

Margaret Russell
Margaret Russell

Craig Russell by Margaret O. Russell his Atty-In-Fac
Craig Russell By Margaret O. Russell his Atty-In-Fact
Russell his Atty-In-Fact

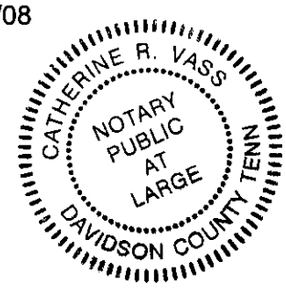
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Margaret Russell ~~and Craig Russell~~**, with whom I am personally acquainted, and who acknowledged ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 27th day of August, 2004.

Catherine R. Vass
Catherine R. Vass
State of Tennessee at Large

My Commission expires: 5/24/08



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named MARGARET O. RUSSELL, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for CRAIG RUSSELL and that she is authorized by CRAIG RUSSELL to execute this instrument on his behalf.

Witness my hand and seal at Franklin, Tennessee, this 27th day of August, 2004.

My Commission Expires: 5/24/2008

Catherine R. Vass
NOTARY PUBLIC

