THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 01/10/05 11:42 2 pgs
Fees:13.00 Taxes:320.88
20050110-0003480

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Damion E. Waller 1216 Kenmore Place Nashville, Tennessee 37216	SAME	72-6-339.01

FOR AND IN 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, Ben P. Adams and wife, Mary Gwen Adams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Damion E. Waller, unmarried, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 80 on the Map of Kenmore Place, as of record in Book 332, Page 32, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Kenmore Place, formerly Warner Avenue, and extends back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to Ben P. Adams and wife, Mary Gwen Adams by Warranty Deed from Daisy Lorene Potts, unmarried on the 28th day of February, 1997 and of record in Book 10364, Page 696, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1216 Kenmore Place, Nashville, Tennessee 37216.

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 and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. 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 hands this 29th day of November, 2004.

Ben P. Adams

Mary Gwen Adams

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben P Adam and Mary Gwen Adam with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 29 day of November, 2004.

NOTARY PUBLIC

LELAND L. COLEMAN JR NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 7/6/05

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $86,724.00.

Affiant

Subscribed and sworn to before me this 29th day of November, 2004.

NOTARY PUBLIC

LELAND L. COLEMAN JR NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 7/6/05