Davidson County DEEDWARR
Recvd: 03/03/05 13:11 3 pgs
Fees:18.00 Taxes:874.68
20050303-0023596

This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Braun Properties General Partnership	Same	Map-Par. 94-49
2143 Payne Avenue		Map-Par. 94-50
Alcoa, TN 37701		

For and in consideration of the sum of Ten and 00/100--------($10.00)----------

DOLLARS, and other good and valuable consideration, W. B. ADAMS, a married man, as the "Grantor", has bargained and sold, and by these presents does transfer and convey unto the said BRAUN PROPERTIES GENERAL PARTNERSHIP, as Grantee (the "Grantee"), its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 34d, formerly the 15th Civil District of Davidson County, Tennessee, being lot No. 8 on the Plan of Gilbert Logue's Tract, not of record, and described by survey of J. Bruce Rainey TN Reg. # 823 dated 10/20/2000 as follows:

Beginning at an iron pin located in the southerly line of Clover Nook Subdivision of record in Plat Book 2900 page 51 RODC and being the Northwest corner of said Lot 8 and the Northeast corner of the property conveyed to Bradley W. Whitfield by instrument of record in Book 10262 page 762 RODC; and thence (clockwise) and in the southerly line of Clover Nook Sub. S 83° 54' 51" E 484.07 ft to a new iron pin in the southerly line of Clover Nook Sub. at the Northwest corner of the property conveyed to E. M. Davidson et ux, by an instrument of record in Book 2341 page 267 RODC; thence leaving said southerly line of Clover Nook Sub. and with Davidson's Westerly line, S 04° 55' 52" W 343.45 ft to an old iron pin at the common Southeast corner of Lot 8 and the Northeast corner of the property conveyed to Charles A. White by instrument of record in Book 8086 page 209 RODC; thence with White's Northerly line, N 84° 48' 47" 486.83 ft to an old iron pin in Whitfield's easterly line and being the Northwesterly corner of the White tract and the Southeasterly corner of Lot 8; thence with Whitfield's Easterly line N 05° 23' 51" E 351.05 ft to the point of beginning and containing 3.87 acres more or less; together with a 40 ft roadway easement from the southerly line of Lot 8 to the Northerly right of way line of

Lebanon Pike, as shown on the aforesaid survey by J Bruce Rainey and as shown on the survey by Z. D. Wilkinson dated July 1st 1947

BEING the same property conveyed to W. B. ADAMS by deed of record as Instrument No. 20010801-0081354, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever; and I do covenant with the Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons, whomsoever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $ 236,400.00.

William Boyd Adams
Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2005.

NOTARY PUBLIC

My Commission Expires:

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 18, 2008

This is unimproved/improved property known as 1630 and 1636 Lebanon Pike, Nashville, Tennessee.

DOROTHY ANN ADAMS, Wife, joins in this conveyance for the sole purpose of relinquishing any and all claims, if any, she may have on the property as a result of being married to W. B. ADAMS.

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 my hand this 3rd day of March, 2005.

W. B. ADAMS

DOROTHY ANN ADAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by W. B. ADAMS, the bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, a office in Nashville, Tennessee, this 3 day of March, 2005.

NOTARY PUBLIC

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 10, 2008

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument was acknowledged before me, the undersigned, a Notary Public in and for said County and State, by DOROTHY ANN ADAMS, the bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, a office in Nashville, Tennessee, this 3rd day of March, 2005.

NOTARY PUBLIC

ROBERT A. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 10, 2008

My Commission Expires: _____