File No. 250400676

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/20/05 11:55 3 pgs
Fees:18.00 Taxes:314.50
20050420-0043911

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Adkins	Guaranty Trust Company	48-54.00
(NAME) 4826 Eatons Creek Rd.	(NAME) 1310 Memorial Blvd.	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Springfield, Tennessee 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Peggy Adamson, and Shirley Foster, and Johnny Adamson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Adkins, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4826 Eatons Creek Rd., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 15th day of April, 2005.

Johnny Adamson

Peggy Adamson

Shirley Foster

STATE OF

COUNTY OF

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Peggy Adamson, and Shirley Foster, and Johnny Adamson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/15/2005

My Commission Expires: 4/12/2008

Notary Public

REBECCA CAMPBELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN
MY COMMISSION EXP.

Witness my hand at office this.

Commission expires: April 12, 2008

Notary Public

File Number: 250400676

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

EXHIBIT A

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, November 6, 1961, as follows:

Beginning in the center of Eaton's Creek at the southwest corner of the property conveyed to Howard B. Tomlinson and wife, by deed from Addie Henderson Richardson of record in Book 1367, Page 286, Register's Office for said County; thence with said Tomlinson's southern boundary line and partially along the southerly margin of Tomlinson's lane north 64° east 660 feet; thence north 30° east 35 feet; thence south 26° east 152 feet; thence south 64° west 680 feet to the center of Eaton's Creek; thence with the center of the same north 30° west 136 feet to the beginning, containing 2.1 acres, more or less.

Being the same property conveyed to George Calvin Adamson and wife, Thelma Adamson by deed from E.R. Rutherford of record in Deed Book 3463, page 9, Register's Office for said County, dated on 11/16/62 and filed on 11/20/62.

George Calvin Adamson and wife, Thelma Adamson having since died and sole heirs at law being Peggy Adamson, Shirley Foster and Johnnie Adamson according to Affidavit of Heirship being recorded in Book _*__, Page _____, of Register's Office of Said County.

* 20050420 0043910