This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/31/05 15:39 2 pgs
Fees:13.00 Taxes:610.32
20050531-0061217

40-A

ADDRESS NEW OWNER:

Michael McAdam
4703 Dakota Avenue
Nashville, TN 37209

SEND TAX BILL:

New Owner

MORTGAGEE:
Cumberland Bank
5120 Maryland Way
Brentwood, TN 37027

MAP AND PARCEL:
MAP 91-15
PARCEL 371

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Riley H. Greer and wife, Faye Greer, Devisees of the Last Will and Testament of Stella H. Vantrease a/k/a Stella Maynard Vantrease**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Michael McAdam**, **unmarried** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 602 of Block No. 29 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 602 fronts 60 feet on the southerly side of Dakota Avenue formerly Fourth Avenue and runs back between parallel lines with the westerly margin of 47th Avenue North, formerly 6th street, 150 feet to an alley.

Being the same property conveyed to George W. Maynard and wife, Stella Maynard, by deed from H.B. Sheets and wife, Alma Sheets, dated July 9, 1946, of record in Book 1283, page 121, Register's Office for Davidson County, Tennessee. The said George W. Maynard subsequently died. The said Stella Maynard subsequently remarried and was known as Stella Maynard Vantrease and Stella H. Vantrease. The said Stella H. Vantrease died February 27, 2005. Pursuant to the Last Will and Testament of Stella H. Vantrease of record under Docket No. 05P-516, Circuit Court for Davidson County, Tennessee, title to the property was devised to Riley H. Greer and wife, Faye Greer.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4701 Dakota Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the

Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 27th day of May, 2005.

Riley H. Greer by Faye Greer
Riley H. Greer by, Faye Greer, Attorney-in-Fact

Faye Greer
Faye Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Faye Greer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of May, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, FAYE GREER, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of RILEY H. GREER and who acknowledged that she executed the same as the free act and deed of RILEY H. GREER.

Witness my hand and official seal this 27th day of May, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $164,950.00.

AFFIANT

Subscribed and sworn to before me this 27th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009