RECORD AND RETURN TO:
RUDY TITLE

Davidson County DEEDWARR
Recvd: 07/14/05 15:04 2 pgs
Fees:13.00 Taxes:1206.20

20050714-0081971

WARRANTY DEED

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 08th day of July, 2005

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Kops **921 Fatherland Street** **Nashville, TN 37206**	New Owner	**082-16-0-178.00**

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,

Judson H. Adams and wife, Brandy L. Adams f/k/a Brandy L. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen Laurie Kops and Jason E. Hill, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in Davidson County, Tennessee, being the southerly 170.0 feet of Lot No. 96 on the Plan of Barrow's Addition to Edgefield, now East Nashville of record in Plat Book 1, page 13, Chancery Court of Nashville, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 96 fronts 50.0 feet on the northerly side of Fatherland Street and runs back between parallel lines, with the easterly margin of an alley, 170.0 feet to an alley in the rear.

TRACT II:
All that portion of the east of ½ of Alley No. 287 as shown on the plan of Barrow's Addition to Edgefield, now East Nashville of record in Plan Book 1, page 13, Chancery Court of Nashville, lying between the direct extensions westerly of the northern and southern lines of the parcel of land described as Tract No. 1 herein.

Being the same property conveyed to Judson H. Adams and Brandy L. Brown, as tenants in common, by Warranty Deed from Fran W. Stephens, unmarried, dated 1-29-99 and recorded 1-29-99 in Book 11317,, page 846, Register's Office for Davidson County, Tennessee.

Subject to Easements retained in Alley closed by Ordinance No. 095-56 Metro Government.

Unimproved ( )
This is improved (X) property known as **921 Fatherland Street, Nashville, TN 37206**
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 heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 08th day of July, 2005.

Judson H. Adams

Brandy L. Adams

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 Judson H. Adams and wife, Brandy L. Adams the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 08th day of July, 2005.

Commission Expires:_____

Notary Public

GARY C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

Notary Public