THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

Davidson County DEEDWARR
Recvd: 09/20/05 16:14 2 pgs
Fees:13.00 Taxes:358.90
20050920-0113246

FROM: Wanda E. Allen (the "GRANTOR")

TO: James M. Adams and Sharron L. Nutt (the "GRANTEE")

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO:**
906 North 2nd Street **Nashville, Tennessee 37207**	**New Owner:** **James M. Adams and** **Sharron L. Nutt** **906 North 2nd Street** **Nashville, Tennessee 37207**	**08203008300**

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Ninety Seven Thousand Nine Hundred and No/100's Dollars ($97,000.00), the receipt and sufficiency of which is hereby acknowledged, Wanda E. Allen has bargained and sold, and by these presents does transfer and convey unto James M. Adams and wife, Sharron L. Nutt, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee, being Lot No. 163 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, page 53, Register's Office for said County.

SAID Lot No. 163 fronts 50 feet on the west side of North 2nd Street and runs back between parallel lines 145 feet to an alley.

BEING the same land conveyed to Wanda E. Allen, individually, from Wanda E. Allen, Executrix of the Estate of Marvin Brawner, by Executrix Deed dated August 25, 2005, of record as Instrument Number 20050902-0105809, in the Register's Office for Davidson County, Tennessee

This is improved property known as 906 North 2nd Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Adams and Sharron L. Nutt, their heirs, successors and assigns, forever.

And she does covenant with the said James M. Adams and Sharron L. Nutt, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 2005 Davidson County taxes, a lien, but not yet due and payable.

And she does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said James M. Adams and Sharron L. Nutt, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of September, 2005.

Wanda E. Allen
Wanda E. Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Wanda E. Allen, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2005.

Regina M Keith
NOTARY PUBLIC

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-24-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $97,000.00.

James M. Adams
AFFIANT

Subscribed and sworn to before me this 16th day of September, 2005.

Regina M. Keith
NOTARY PUBLIC

REGINA M. KEITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 9-24-05

T:\CLIENT\Brawner, Marvin (estate)\Real Estate Closing\Warranty Deed.wpd