WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/06 10:46 2 pgs
Fees:13.00 Taxes:296.00

20060120-0007718

STATE OF TENNESEEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant LISA M. VASKE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2006.

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 9/7/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Christian	Johnny Christian	92-5-189
(NAME)	(NAME)	
909 33rd Avenue North	909 33rd Ave. North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Artis Adams,* an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny Christian, an unmarried person, 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:

*Executer for the Estate of James C. Adams

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 909 33rd Ave. North, Nashville, TN 37207
(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 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 my hand this 13th day of January, 2006.

Artis Adams

STATE OF TENNESEEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Artis Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2006.

Witness my hand and official seal at Nashville, Tennessee this 13th day of January 2006.

Commission expires: March 21, 2009

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Tiffany R. Addison

Notary Public

File No.: 102697

EXHIBIT A

Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 7, all of Lot No. 8 and the southerly 10 feet of Lot No. 9 of Block No. 43 on the Map of Fisk University Place, as of record in Book 421, Pages 4 & 5, Register's Office for said County.

Said part of Lot No. 7, all of Lot No. 8 and part of Lot No. 9 front together 45 feet on the westerly side of 33rd Avenue, North, formerly Kinnarney Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James C. Adams and wife, Artie Carter Adams by deed from Dorothy Radford, Mayme Carter Moore (whose first name is correctly spelled "MAMIE"), Artie Carter Adams and Roberta Carter of record in Deed Book 5379, Page 383, and recorded on 12/28/1978 at the Register's Office of Davidson County, Tennessee.

The said Artie Carter Adams having predeceased James C. Adams. James C. Adams having since died an Estate was opened in the Probate Court of Davidson County, Tennessee, in Docket# 05P1756 appointing James Artis Adams as executor with full power of sale.