Davidson County DEEDWARR
Recvd: 07/10/06 10:23 2 pgs
Fees:13.00 Taxes:543.90

20060710-0082246

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2006.

Notary Public
MY COMMISSION EXPIRES 10/15/06
File No. G6-0889D

TRUDY MILLIKEN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Fred Adom, a married man (NAME)	Bank of America N.A. (NAME)	94-15-11
402 Spence Lane (STREET ADDRESS	P.O. Box 1675 (STREET ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Coraopolis, PA 15108 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mildred Vantrease Brown Chenault, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fred Adom and Florence Adom, husband and wife** 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:

LAND in Davidson County, Tennessee, being part of Lot No. 8 on divided Lot No. 7, on the plan of part of W.G.M. Campbell's Lands, as shown on plat of record in Plat Book 9, Page 337, in the Register's Office of Davidson County, Tennessee, described as follows: BEGINNING at a point 700 feet north of the intersection of Rosemont School property line and Spence Lane; thence east 300 feet; thence north 75 feet; thence west 300 feet to Spence Lane; thence south 75 feet to the BEGINNING.

Being the same property conveyed to Noble W. Brown and wife, Mildred Vantrease Brown, by Deed from Mrs. C.O. (Lois B. Carver) Vantrease, a widow, dated July 1, 1964, of Record in Book 3789, Page 324, Register's Office for Davidson County, Tennessee.
Noble W. Brown having since died, vesting sole ownership in Mildred Vantrease Brown as surviving tenant by the entirety.
Mildred Vantrease Brown has since married and is now known as Mildred Vantrease Chenault.
Allen Chenault joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PARCEL OF LAND:
A strip of parcel of land in the 15th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 8 on divided Lot No. 7 on the plan of part of W.G.M. Campbell's Lands, recorded in Book 9, page 337, Register's office for said county, described according to a survey made by the Engineering Division of the Public Works Department of said Government, known as Project No. 63-R-2, Spence Lane, described as follows:

BEGINNING at a point on the present Easterly margin of Spence Lane, at a point 700 feet North of the intersection of Rosemont School property line and Spence Lane; thence South 87 deg. 48 min. East 10 feet along the property line between Brown and Evans to a point on the new relocated Easterly margin of Spence Lane; thence North 2 deg. 12 min. East 75 feet along the new relocated Easterly margin of Spence Lane to a point on the property line between Brown and Hall; thence North 87 deg. 48 min. West 10 feet along the property line between Brown and Hall to a point on the present Easterly margin of Spence Lane; thence South 2 deg. 12 min. West 75 feet along the present Easterly margin of Spence Lane to the point of BEGINNING and containing 750 square feet.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, from Noble W. Brown and wife, Mildred Vantrease Brown, and Mrs. C.O. Vantrease, by Order of record in Book 4339, page 4339, page 569, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 402 Spence Lane, Nashville, TN 37210.

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. Whenever 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 28th day of June, 2006.

Mildred Vantrease Brown Chenault

Allen Chenault

STATE OF TENNESSEE

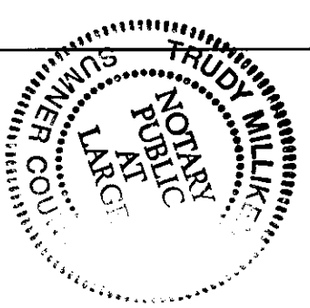
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mildred Vantrease Brown Chenault and husband, Allen Chenault, the bargainor(s), with whom Iampersonally 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, this 28th day of June, 2006.

My Commission Expires: 10/15/06

Notary Public



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066