Davidson County DEEDWARR
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20060928-0120015

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN06TN02784

WARRANTY DEED

Gail C. Victory
State of Tennessee Notary Public
Williamson County
My Commission Expires: Nov. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of September, 2006

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Koch **2801 Lakeshore Drive** **Old Hockory, TN 37138**	**Franklin American Mtg. Co.** **501 Corporate Centre Dr.** **Franklin, TN 37067**	**053-08-0-119.00**

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,

Dennis Adcox, unmarried

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

Keith Koch , married

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:

Being Part of Lots Nos. 3, 4, and 5, Block 20, on Dabbs and Elliotts Subdivision at Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office for said county.

Said parts of Lots Nos. 3 and 4 begin at a point 94 feet from the southerly margin of the 28th Street on the common dividing line between Lots Nos. 2 and 3 on said plan; thence 50 feet to the southerly line of said Lot Nos. 3 and 4; thence westerly 100 feet along the northerly margin of an alley to a point; thence northerly along the westerly margin of said Lot No. 4, 50 feet to a point; thence easterly 100 feet to the point of beginning.

Said part of Lot No. 5 fronts 50 feet on the northeasterly side of Pitts Avenue and runs back between parallel lines and along the northeast margin of an alley 50 feet to a dead line.

Being the same property conveyed to Dennis Adcox, by Warranty Deed from Harry D. Huffines and wife, Alice Faye Huffines, dated 08-31-1999 and recorded 09-22-1999 in Book 11671, page's 765-766, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )

This is improved (X) property known as **2801 Lakeshore Drive, Old Hockory, TN 37138**

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 20th day of September, 2006.

Dennis Adcox

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Adcox, 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 Mt. Juliet, Tennessee, this 20th day of September, 2006.

Commission Expires:_____

Notary Public

Gail C. Vickery
State of Tennessee Notary Public
Williamson County

My Commission Expires:
Nov. 4, 2006