THIS DOCUMENT PREPARED BY (~~AND AFTER RECORDING RETURN TO~~):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1064

Please record and return to:
Forsythe Title and Escrow
2525 West End Avenue #350
Nashville, TN 37203

Property Address: 318 South 15th Street, Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 03/26/07 08:14 2 pg
Fees:13.00 Taxes:444.00
20070326-0035563

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc.**, existing under the laws of Tennessee, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **William Jeremy Adams and Julie A. Adams, as husband and wife,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot 2 of the Christian subdivision No. 2006s-277U-05, Plat map shown of record in Instrument Number 200608290106415, Register's Office for Davidson County.

Being the same property conveyed to Christian Properties as part of Lots 175, 176, 177, of Block Q on the Map of Lindsey Home Place by Warranty Deed from Belinda J. Green dated May 4th, 2006, of record in Instrument No. 20060616-0072133, and Re-recorded June 27, 2006 of record in Instrument No.20060627-0076352, Register's Office for Davidson County.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Balinda J. Green, unmarried, dated May 4, 2006, and recorded June 16, 2006, in the Register of Deeds for the County of Davidson, as Document No. 20060616-0072133.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantees, their successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 15th day of March, 2007.

CHRISTIAN PROPERTIES, INC.

By: Van E. Christian, II, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of March, 2007, before me, Spencer R. Talbot, the undersigned officer, personally appeared Van E. Christian, II of Christian Properties, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public
My Commission expires: 1-23-2011

Grantor's Name, Address, Phone:
Christian Properties, Inc.

Grantees' Name, Address, Phone:
WILLIAM Jeremy Adams and Julie Adams
318 SOUTH 15TH STREET
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 15 day of March, 2007.

Notary Public
My Commission expires: 7/25/09

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC

Person or Agency responsible for taxes:
Jeremy Adams and Julie Adams FRANKLIN
501 CORPORATE CENTREAMERICAN MORTGAGE
SUITE 400
FRANKLIN, TN 37067
Tax ID# 83-13-535