Prepared by: John G. Doak, Sr., Atty, 2525-A Lebanon Road, Nashville, TN 37214-0414 BPR # 002343

Warranty Deed

From:	Sharon Gail Dean aka Sharon G. Dean
To:	Steven Randall Adams and wife Kathy Louise Adams
Address:	5830 Mt. View Road, Antioch TN 37013
Send Tax Bills To:	Steven Randall Adams and wife Kathy Louis Adams
Address	1114 Goose Bay Road, Ashland City TN 37015

Map/Parcel ID 16400002300 Field Book 02DX06210

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is: $ 145,000.00

Affiant

Sworn to and subscribed before me on 03/30/2007

Notary Public

My Commission Expires on: 11/22/2008

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Five Thousand and no/100ths ($145,000.00) Dollars, cash paid to Grantor, Sharon G. Dean, aka Sharon Gail Dean by Grantees, Steven Randall Adams and wife Kathy Louise Adams, Grantor Sharon G. Dean aka Sharon Gail Dean, has this day bargained and sold, and does hereby transfer and convey unto Grantees, Steven Randall Adams, and wife Kathy Louise Adams, their heirs and assigns, certain real estate in Davidson County Tennessee.

Land in the 2nd (formerly the 5th), Civil District of Davidson County, Tennessee, being part of Tract 7 on the recorded survey of The Division of the Rucker Farm, of record in Book 1424, page 138, Register's Office for Davidson County, Tennessee ("RODC"), described according to a map drawn by Geo. W. Watkins, Surveyor, and dated September 22, 1953, as follows:

Beginning at a railroad spike in the center of Mount View Road, at the Southeast corner of Tract No. 1 on said survey, conveyed to Robert T. Rucker, Jr., by deed from Claire A. Rucker Smith, et al, of record in Book 1788,page 476, RODC, said point being also the northwest corner of a part of Tract 7 conveyed to Herbert W. Smith, and wife by deed from Robert T. Rucker, Jr. and wife, of record in Book 1915, page 289, RODC, thence with the center of the said Road, and the line between said Tracts Nos. 1 and 7, North 44 deg East, 47 feet, and North 53 deg East, 100 feet to the Northwest corner of said Tract No. 1; thence continuing with the center of said Road, North 67 deg 45 min East, 293 feet, and North 71 deg 20 min East, 175 feet, thence South 2 deg 30min West, 608 feet more or less, to the Northerly boundary line of said Smith property; thence with the Northern Boundary line of the Smith Property, North 56 deg 30 min West, 627 feet, to the beginning; and containing 4 acres more or less.

Being the same property conveyed to Richard H. Pentecost and wife, Juanita H. Pentecost, by deed dated March 7, 1973, from Fletcher Slatton and wife, Faye Slatton, of record Book 4688, page 979, RODC, the said Richard H. Pentecost having died Feb. 1st 1995 was survived by Juanita H. Pentecost who died on February 12th 2006. The Will of Juanita H. Pentecost, which was admitted to Probate in Common Form under Rule No. 06P-1536 in the Probate Division of the 7th Circuit Court for Davidson County Tennessee, and is of record in the Davidson County Probate Court Clerk's Office, devised the subject property to Grantor herein, Sharon G. Dean aka Sharon Gail Dean, (who is also the sole heir at law of Juanita H. Pentecost).

This is improved property, known as: 5830 Mt. View Road, Antioch TN 37013.

Davidson County DEEDWARR
Recvd: 04/04/07 09:04 2 pgs
Fees:13.00 Taxes:536.50

20070404-0040169

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, successors and assigns forever; and covenant that lawfully seized and possessed of said real estate, in fee simple, that have a good right to convey it and that the same is unencumbered, except for Taxes for 2007 and thereafter which are assumed by Buyers and any matters of record or which might have been discovered by an accurate stake survey and physical inspection of the property; said property having been sold "As Is" with regard to the improvements and the condition of the premises were concerned.

Grantor further covenants and binds herself, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor Sharon G. Dean, aka Sharon Gail Dean, both as sole heir at law of Juanita H. Pentecost and as Executrix of the Estate of Juanita H. Pentecost, hereby sets her hand on 03/30/2007.

Sharon G. Dean, Sole Heir at Law of, Juanita H. Pentecost
and Executrix of the Estate of Juanita H. Pentecost

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for Tennessee, the within named, Sharon G. Dean aka Sharon Gail Dean, with whom I am personally acquainted or who furnished proof of identity to me, and swore to and subscribed the within instrument in my presence; and acknowledged that she had executed the same as her own free act and deed and for the purposes therein contained and also, being so authorized to do in her capacity as Executrix of the estate of Juanita H. Pentecost.

Witness my hand and seal at office in Davidson County, Tennessee 03/30/2007 .

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires on: 11/22/2008