Box 8

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $995,000.00

Jim Edwards
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JUNE, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02274 TAYLOR CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Eugene Howard Taylor, III and Celeata Edwards Taylor	same	16005002900
888 Lakemont Court		
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALAN D. ADAMS, INC.

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

EUGENE HOWARD TAYLOR, III, AND SPOUSE, CELEATA EDWARDS TAYLOR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 888 Lakemont Court, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 28th day of June, 2007.

Alan D. Adams, Inc.

BY: _____
Alan D. Adams, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Alan D. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the President of ALAN D. ADAMS, INC., the within named barganor, a corporation, and that Alan D. Adams, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of June, 2007.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

Davidson County DEEDWARR
Recvd: 06/29/07 15:44 6 pgs
Fees:33.00 Taxes:3681.50

20070629-0078175

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 139, SECTION 3, OAK HILL ESTATES, as shown on plat of record in Plat Book 4860, Pages 3, 4 and 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. *

Being the same property conveyed by Quitclaim Deed from Ira T. Adams and wife, Martha S. Adams to Alan D. Adams, Inc. as recorded on the 25th day of September, 2006 in Instrument No. 20060925-0118388 and Warranty Deed from Ira T. Adams and James E. adams, Jr., Co-Executors of the Estate of J. E. Adams, Sr., deceased to Ira T. Adams as recorded on the 14th day of December, 1990 in Book 8257, Page 408, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to:

1. County of Davidson taxes for the year 2007 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, OAK HILL ESTATES, as recorded in Plat Book 4860, Page(s) 3, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5010, Page 245 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Charter of Alan D. Adams, Inc. recorded in Book 6047, Page 940.

6. The following note is incorporated herein for information purposes only and is not part of the exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy):ÃÃThe following deed(s) affecting said land were recorded within Twentyfour (24) months of the effective date of this commitment:ÃQuitclaim Deed recorded at Instrument No. 20060925-0118388 and Warranty Deed recorded in Book 8257, Page 408

* See Exhibit "B" for amendment of Plan of record; See Exhibit "C" "Mortgage Loan Inspection" for additional particulars and description of subject property.

EXHIBIT "B"

MINUTES OF A REGULAR MEETING OF
THE PLANNING COMMISSION
CITY OF OAK HILL, TENNESSEE
March 16, 2006

The Planning Commission of the City of Oak Hill, Tennessee met in the City Office at 5:00 p.m. on March 16, 2006. Planning Commission members Trevor Howell, Judy Hoover, Tommy Jacobs, Annelle Rucker, Julia Wesley, Mayor Ray Throckmorton, Mike Allison, Art McWilliams and Tommy Alsup. Staff present were City Manager Bill Kraus, City Attorney Bob Notestine, and Administrative Assistant Patrick Steiner. Mr. Allison acted as chair, and Mr. Notestine served as secretary. Also present were those persons whose names are shown on the sheet attached hereto and made a part hereof.

Chairman Mike Allison opened the meeting at 5:10 P.M. Introductions were made by the Chairman.

1. The first order of business was to consider the Minutes of the January 19, 2006 meeting for approval. A motion was made to approve the minutes as submitted was made by Art McWilliams and a proper second was made by Judy Hoover. After discussion, it was unanimously

"Resolved, that the minutes of the January 19, 2005 Planning Commission minutes are approved as presented."

2. The second order of business to come before the Planning Commission was a discussion of zoning and proposed zone changes in the City of Oak Hill. Dr. Kraus advised that this item was deferred so that the Commission can clarify the process.

3. Case P-05-4: Leuhrsen Construction (838 Redwood Drive) - A request was made for a subdivision and recombination of seven acres into two lots of four acres and three acres, and for steep slope analysis to be granted or two building permits for two new residences. Dr. Kraus discussed a recent meeting of the property owners and the developer. He stated that actual plans had been turned in late to the city engineer and that the drainage plans appear to be better than the original plans. Dr. Kraus recommended that the Planning Commission review the plans and this can come back after the City Engineer reviews the plans in detail. Shawn Henry appeared for Leuhrsen Construction and he stated that all his client is really doing is shifting a lot line. He mentioned that a two lot subdivision has already been approved by the Planning Commission. Mr. Henry mentioned that the current plan would result in less run-off water. He mentioned that his client decided to keep two lots and that they were originally platted in 1995. Charles Dean and Greg Daniels assisted Mr. Leuhrsen in the presentation of this request. Mr. Henry mentioned that Steve Ward had agreed to the changes shown on the plat. Mr. Henry asked the Planning Commission to approve the critical lot analysis.

The Mayor asked if Mr. Leuhrsen had a written agreement with Steve Ward. Mr. Henry stated he had an e-mail from Mr. Ward. The Mayor asked if the proposed land exchange was off the table. Mr. Dean said he was unaware of any exchange of property. Mr. Allison asked what does the change do to move the house away from neighbors. Mr. Dean stated that the house would be moved to the crest of the hill and this would result in less run-off after construction. Mr. Allison asked what about during construction. Mr. Dean said that all standard construction procedures would be used to avoid additional run-off. Mills Logan stated that the developer would be building on lot number 2 and that he still had a problem. Mr. Logan advised that the house will be moved 15 to 20 feet. He admitted that water run-off will be fine but he still has a primary issue is what he can see from his bedroom issue. He stated he would like to see the

house moved back at least 30 feet. Dr. Canak agreed that the water run-off had been addressed but that there are other concerns. Mr. Collier advised that the house location had been moved exactly to the crest of the hill. A general discussion occurred while Mr. Collier reviewed the plans submitted by the property owner. Dr. Canak stated that the neighbors have concerns about drainage issues during construction and he suggested the Planning Commission might want to look at a bond for this period... The Mayor asked why the lot line on lot one needed to be moved. Dr. Canak said that lot one is fine but the neighbors did not think it was the highest and best use of the property. Dr. Kraus asked if it was a problem to have a slighter larger envelope. Mr. Collier stated that as the lot gets wider you have more issues. Mr. Notestine stated that the discussion was getting far beyond the mere moving of lot lines that was being discussed this evening and the review of the critical lot analysis. Mr. Collier said that the critical lot analysis is acceptable.

Mr. McWilliams indicated the Planning Commission can't really do anything from a design standpoint. He advised that it was not the Planning Commission's role to define the house to be constructed. He stated that the person who owns the property has the right to use it. Mr. Allison asked if all setback and boundary lines are certain. Mr. Collier stated that the plan meets all regulations and zoning ordinances of the City. Mrs. Hoover said that these were large tracts and it is not like it is in someone's back yard. Mrs. Hoover moved for approval of the site plan and the critical lot analysis and Mr. McWilliams provided a proper second. Dr. Kraus suggested two conditions 1) that extensive landscaping be submitted to the staff for approval and 2) staff would work with the contractor to maximize the envelope to avoid damage to the site. The Mayor asked if there was a problem with this. Mr. Dean said all the owner is doing is building two single family homes. After discussion, it was

"Resolved, that the site plan and critical lot analysis submitted by Mr. Leuhrsen is approved."

All members of the Planning Commission voted for approval without the additional conditions except that the Mayor abstained from voting and Mr. Howell voted against approval.

4. Case No. P-05-12: Linda Van Becelaere (5212 Granny White Pike) – A request was made to combine and subdivide 17 acres into seven lots of 2 plus acres. Dr. Kraus advised that this request was deferred at the request of the property owner.

5. Case P-06-1: Alan Adams (Lot #139 of Oak Hill Estates [Lakemont Court]) - A request was made to granted a building permit for a new residence in the Radnor Lake Impact Zone. Mr. Adams appeared before the BZA. Dr. Kraus advised that this was a one acre tract off Lakemont behind the house that burned. He indicated that it is in the Radnor Lake impact zone. Dr. Kraus indicated he would like to meet with Steve Ward. The Mayor asked if the plat met all the City's requirements. Bill Burdette stated that we had the plan and it was fine. A break was taken while staff and Commission members reviewed the site plan. When the meeting resumed on this matter, Mr. Collier stated that he recommended approval. He advised that this was an existing building lot. Mr. Howell moved for approval of the request and Mr. McWilliams provided a proper second. After discussion, it was

"Resolved, that the request of Mr. Adams is approved." Mr. Alsup abstained from voting on this matter.

6. Case P-05-6: First Presbyterian Church (4815 Franklin Road) – A request was made to update their site plan and authorize construction of 33 new parking spaces. Dr. Kraus advised that the BZA agreed to have the City Manager send a letter to First Presbyterian Church to the effect that no amendment to the Conditional Use Permit shall be approved until the detention pond is done and that this matter shall be deferred until the detention pond is done.

7. Case P-05-15: Father Ryan High School (700 Norwood Drive) – A request was made to update the Campus Master Plan. Mrs. Newman presented the traffic and parking plan to the Planning Commission. Dr. Kraus advised that the Planning Commission would be primarily concerned about the number of parking spaces. Mr. McIntyre advised that the BZA had approved this amendment on Tuesday. Ms. Newman discussed additional spaces. Mrs. Hoover announced that the mater plan will create a very nice school. She moved to approve the additional 26 spaces and the updated master plan. Mr. Jacobs provided a proper second. After discussion, it was unanimously

"Resolved, the parking plan and the updated Master Plan of Father Ryan High School are approved."

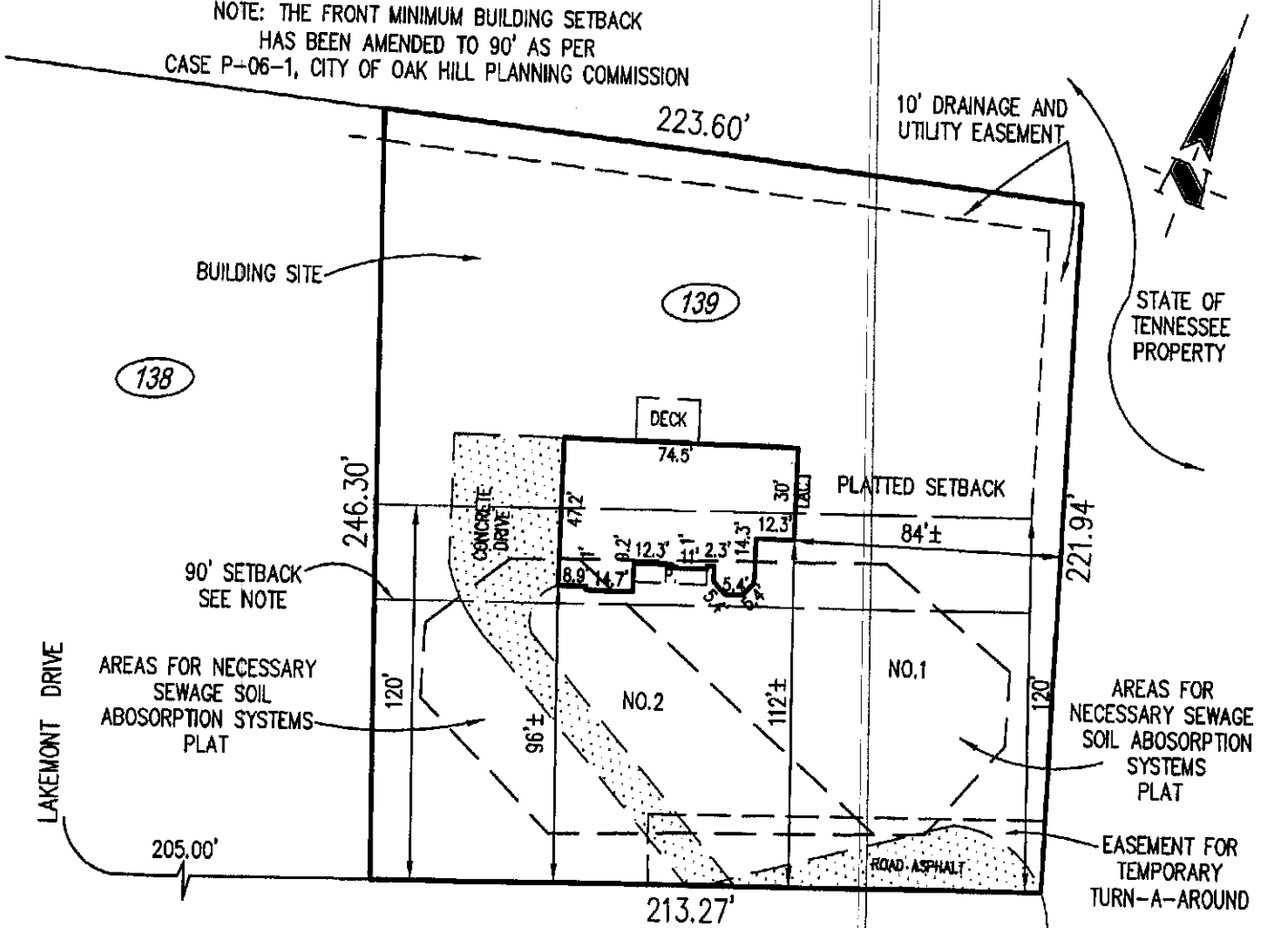
There being no further business to be transacted before the Planning Commission, Trevor Howell made a motion to adjourn the meeting and Judy Hoover provided a proper second. The Planning Commission unanimously approved adjournment at 7:46 P.M.

_____
City Recorder

_____
Chair

EXHIBIT "C"

Schneider
400 7th Avenue South Nashville, TN 37203
The Schneider Corporation
Phone: 615.255.3535 Fax: 615.254.7000



LAKEMONT COURT
(FORMERLY KNOWN AS FOREST HILL DRIVE)

This MORTGAGE LOAN INSPECTION is not a general property survey as defined under Rule 0820-3-07. This document represents a limited accuracy non-monumented survey of the property described hereon performed under the authority of TCA 62-18-126. It should not be relied upon for the construction of fences or other improvements or for establishing the location of property lines. No boundary corners were set with this work.

PATRICK S. COODE
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
No. 855

Patrick S. Coode

MORTGAGE LOAN INSPECTION
Prepared For: WILKINS & IVY
Subdivision: OAK HILL ESTATES - SECTION THREE
Recording Info: BOOK 4860 - PAGES 3, 4, & 5 - R.O.D.C.
County: DAVIDSON COUNTY
Street Address: 888 LAKEMONT COURT
Buyer/owner: EUGENE HOWARD TAYLOR, III & CELEATA EDWARDS TAYLOR
Prepared By: RAW DATE: 6/26/07

SCALE: 1" = 50'

Job# VB07.0076365

LOT #139

State: TN