STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 2007.

Notary Public
MY COMMISSION EXPIRES: 7/24/10
File No. G7-3653D

CHRIS GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

Davidson County DEEDWARR
Recvd: 07/10/07 12:14 2 pgs
Fees:13.00 Taxes:514.30
20070710-0082135

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dwight H. Adkins and Dana M. Adkins, husband and wife (NAME)	Same as new owner (NAME)	41-11-70
1205 Sussex Court (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(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, **Mary U. Axley, Executrix for The Estate of Maggie Underwood**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwight H. Adkins and Dana M. Adkins, 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 Lot No. 345 on the plan of BELLSHIRE ESTATES, SECTION "A", as shown by plat of record in Plat Book 2331, Page 115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 345 fronts 105.0 feet on the southerly margin of Sussex Court and runs back 290.6 feet on the easterly line and 306.0 feet on the westerly line to a broken line on which it measures 181.9 feet.

BEING the same property conveyed to Eugene L. Underwood and Maggie Underwood, husband and wife from Sidney F. Bracey and wife, Martha J. Bracey, by Deed dated February 12, 1965, in Book 3860, Page 679, in the Register's Office for Davidson County, Tennessee.

Eugene L. Underwood has since died, vesting sole ownership in Maggie Underwood as surviving tenant by the entirety. Maggie Underwood having since died testate on March 25, 2006 and pursuant to her Last Will and Testament appointing Mary U. Axley as Executrix with full power to convey said property.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 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.

This is improved property, known as 1205 Sussex Court, Nashville, TN 37207.

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 25th day of June, 2007.

MARY U. AXLEY, EXECUTRIX FOR THE
ESTATE OF MAGGIE UNDERWOOD

By: X Mary U. Axley Executrix
Mary U. Axley, Executrix

June 25, 2007
Date

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, 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, this 25th day of June, 2007.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mary U. Axley, Executrix for The Estate of Maggie Underwood, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of June, 2007.

My Commission Expires: 3/20/10

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

PREPARED BY AND RETURN TO:

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

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013