(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00 .

Donna Tilley
Affiant

Subscribed and sworn to before me this 11th day of September, 2007.

Notary Public
My Commission Expires 01/26/08

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

07-1335

Address of New Owner:	Send Tax Bills to:	Tax Information:
Donna Tilley	NEW OWNER	131 04
1032 Woodvale Drive		137.00
Nashville, TN 37204		

WARRANTY DEED

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 **Ira T. Adams and wife, Martha S. Adams**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donna Tilley, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 of Block 16 on the Plan of College Park, of record in Book 843, Page 29, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 15 fronts 60 feet on the northerly side of Woodvale Drive and runs back 151 feet 6 inches on the easterly line and 153 feet on the westerly line, to a dead line measuring 60 feet thereon.

Being the same property conveyed to Ira T. Adams and wife, Martha S. Adams by Installment Deed from Frances Morton Lancaster, a widow, dated October 23, 1969, recorded in Book 4375, Page 419, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1032 Woodvale Drive, Nashville, TN 37204.**

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.

Davidson County DEEDWARR
Recvd: 09/13/07 11:13 2 pgs
Fees:13.00 Taxes:462.50
20070913-0109863

Witness our hands this 11th day of September, 2007.

Ira T. Adams

Martha S. Adams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ira T. Adams and wife, Martha S. Adams**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of September, 2007.

Notary Public

My Commission Expires: 01/26/08

NOTARY PUBLIC AT LARGE