Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste 100-A
Nolensville, TN 37135
Phone: 615-776-7461

Davidson County DEEDWARR
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Fees:13.00 Taxes:1063.75
20080501-0044687

#597

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jeffrey Adamson and Marcie Mayer	Guaranty Trust Company	Map: 181-10-0D-
404 High Point Terrace	316 Robert Rose Drive	Parcel 043.00CO
Brentwood, TN 37027	Murfreesboro, TN 37129	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Ste 100-A, Nolensville, TN 37135

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Touchstone Builders, Inc., a Tennessee corporation,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey, has bargained and sold, and by these presents does transfer and convey to **Jeffrey Adamson and Marcie Mayer, joint tenants with right of survivorship and not as tenants in common,** (The "Grantees"), their heirs and assigns a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43, on the Plan of Jackson Valley Subdivision, Section One, of record in Plat Instrument No. 20070808-0094664, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Touchstone Builders, Inc., a Tennessee corporation by warranty deed dated December 13th, 2007 from GSH Development, LLC, a Tennessee limited liability company, as of record in Instrument No. 20020513-0058446, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2008, which have been prorated.
2. Restrictions and Charter for Jackson Valley of record in 20070322-0035003, and in Instrument No. 20051007-0121055, said Register's Office.
3. Easement for storm water detention of record in Instrument No. 20060512-0055724, said Register's Office.
4. All matters of record in Instrument No. 20070808-0094664, said Register's Office.

This is improved property known as 404 High Point Terrace, Brentwood, TN 37027.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $287,500.00.

Marcie Mayer
Affiant

Subscribed and sworn to before me this 25th April, 2008.

Notary Public

My Commission Expires: 1-22-2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of April, 2008.

Touchstone Builders, Inc.

by: Pres.
Douglas Schenkel, President

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Douglas Schenkel,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **President**, of the within named **Corporation**, and that **he** as such **President** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Corporation** by **himself** as **President**.

WITNESS my hand and official seal at Nolensville, Tennessee, this **25th** day of **April, 2008.**

Notary Public
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011