WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/08 11:12 2 pg
Fees:13.00 Taxes:599.40

20080611-0060148

23411

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 6th DAY OF June, 2008.

(Affix Seal) Notary Public

My Commission Expires: 1-10-12

ELAINE D DURARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires January 10, 2012

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason R. Adkins and Erica S. Craver	ERA Mortgage	Map and Parcel 102-04-0-075.00
6421 Premier Drive	9700 Bissonnet Street Suite 1500	
Nashville, Tennessee 37209	Houston, TX 77036	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN C. HORRELL, unmarried, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto JASON R. ADKINS, an unmarried man AND ERICA S. CRAVER, an unmarried woman, hereinafter called the GRANTEE(S), their heirs and assigns, that 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. 724 on the Plan of Charlotte Park, Section 12, as of record in Book 2900, page 127 and 128, Register's Office for said County.

Beginning at a point in the easterly margin of Premier Drive, at the common corners of Lots 23 and 724; thence in a southeasterly direction along the line between said two lots, 127.0 feet to a point; thence in a southerly direction, South 42 deg. 09' West 117.8 feet to a point in the northerly margin of Mercomatic Drive; thence in a northwesterly direction along said margin of Drive; a distance of 113.9 feet to a point, the beginning of a curve to the right having a radius of 25 feet; thence in a northerly and easterly direction 39.3 feet around said curve to a point in the easterly margin of Premier Drive; thence in a northeasterly direction along said margin of said Drive a distance of 97 feet to a point of beginning.

Being the same property conveyed to John C. Horrell, unmarried by warranty deed from John D. Broadway, II, and wife, Megan Elizabeth Broadway of record in Instrument No. 20040528-0063328, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2008 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 102-04-0-075.00.

b. All matters appearing on the Plan of Charlotte Park, Section Twelve of record in Plat Book 2900, page 127 and 128, Register's Office for Davidson County, Tennessee.

c. Restrictive covenants contained in instruments of record in Book 3821, page 339, Book 3837, page 823, Book 3902, page 965, Book 3963, page 586, Book 4017, page 699, Book 4065, page 67, Book 4235, page 149, Book 4485, page 905, Book 4498, page 209 and Book 6265, page 609, Register's Office for Davidson County, Tennessee .

This is (X) improved property known as 6421 Premier Drive, Nashville, Tennessee 37209.

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(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 6th day of June, 2008:

John C. Horrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JOHN C. HORRELL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of June, 2008.

Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009