THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 06/30/08 11:00 2 pgs
Fees:13.00 Taxes:961.63
20080630-0067033

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
James D. Adkins 806 Summerly Drive Nashville, TN 37209	Pinnacle National Bank St. Ste 300 211 Commerce Nashville TN 37201	102-12-95

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,

Raymond E. Evans, unmarried

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

James D. Adkins and wife, Lisa A. Adkins

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 Number 258, on the Plan of Horton Heights, Section E, of record in Book 2133, Page 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond E. Evans and wife, Eleanor R. Evans by Deed of record in Book 3914, Page 309 and thence conveyed to Raymond E. Evans by Quitclaim Deed of record in Book 4486, Page 956 and thence conveyed to Raymond E. Evans and wife, Jimmye W. Evans by Special Warranty Deed of record in Book 5799, Page 174, Register's Office for Davidson County, Tennessee.

Jimmye W. Evans having since died on November 17, 2007 in Davidson County, Tennessee. Jimmye W. Evans being one in the same person as Jimmye Wilkinson Evans.

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

This is Improved property known as: 806 Summerly Drive Nashville, TN 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 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.

WITNESS OUR HANDS THIS 27th day of June, 2008

Raymond E. Evans

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Raymond E. Evans, unmarried

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 27th day of June, 2008

K. J. LOSH
NOTARY PUBLIC
MY COMMISSION EXPIRES
SUMNER COUNTY, TN

My Commission expires July 18, 2011

K. J. Losh
Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,900.00

Raymond E Evans
Affiant

K.J. LOSH
NOTARY PUBLIC
MY COMMISSION EXPIRES
SUMNER COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of June, 2008

My Commission Expires July 18, 2011

K. J. Losh
Notary Public