Davidson County DEEDWARR
Recvd: 02/24/09 14:45 2 pgs
Fees:13.00 Taxes:573.50
20090224-0016248

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-FMF-09-0737

THIS INSTRUMENT WAS PREPARED BY
Ryan Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kasey* Adkins	Guaranty Trust Company	
737 General George Patton Drive (ADDRESS)	(NAME) P.O. Box 1218 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	142-9-F-37.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOROTHY L. EVETTS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KASEY* ADKINS**, 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 UNIT 737, RIVER PLANTATION, PHASE II, SECTION VIII, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 514 THRU 517, AMENDED IN PLAT BOOK 6900, PAGES 654 THRU 657, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7417, PAGE 396, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JERRY E. EVETTS TO DOROTHY L. EVETTS AS RECORDED ON THE 11TH DAY OF MARCH, 1996 IN BOOK 9975, PAGE 361 AND WARRANTY DEED FROM THOMAS F. CALLAHAN AND WIFE JANE M. CALLAHAN TO JERRY E. EVETTS AND WIFE DOROTHY L. EVETTS AS RECORDED ON THE 3RD DAY OF JUNE, 1993 IN BOOK 8970, PAGE 238, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 6900, PAGES 514-517 AND AMENDED IN PLAT BOOK 6900, PAGES 654-657 AND BOUNDARY PLAT IN BOOK 6900, PAGE 397; RESTRICTIVE COVENANTS IN BOOK 7389, PAGE 924; CHARTER IN BOOK 7402, PAGE 591 AND MASTER DEED 7417, PAGE 396, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

* L.
** unmarried

unimproved ( )

This is improved (X) property, known as 737 General George Patton Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEE(S) 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 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 19th day of February, 2009.

Dorothy Evetts by Duane V. "Pete" Morgan, POA
attorney-in-fact

STATE OF Kentucky
~~COUNTY~~ OF STATE AT LARGE

On this the 12th day of February, 2009, before me personally appeared Duane V. "Pete" Morgan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dorothy L. Evetts, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Dorothy L. Evetts, unmarried. Said Specific Power of Attorney is recorded simultaneously herewith in Instrument No. *20090224-0011647, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 19th day of February, 2009.

Notary Public

My Commission Expires: 3/23/09

BETTY J. MCILWATHY NOTARY PUBLIC STATE AT LARGE

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903