266

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Misty Meadows Properties, LLC		Map/Parcel -
4117 Hillsboro Pk Ste 130-177	NEW OWNER	09109017200
Nashville, TN 37215		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

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 **James D. Adkins** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Misty Meadows Properties, LLC, a Tennessee Limited Liability Company** (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 the West 50 feet of Lot No. 55 on the Map of T. M. Nall's Subdivision of Lots Nos. 18, 19 and 20 of the B. F. Cockrill Farm, of record in Book 421, Page 63, Register's Office for said County.

Said part of said lot fronts 50 feet on the Southerly side of Deal Avenue and runs back between parallel lines, 185 feet to a dead line.

Being the same property conveyed to James D. Adkins by Quitclaim Deed from James D. Adkins, sole heir at law of Cecil V. Adkins, Sr. And wife, Frances Nall Adkins, recorded on the 28th day of December, 2006 in Instrument No. 20061228-0160089, in the Register's Office of Davidson County, Tennessee.

The above described real property is not the homestead of James D. Adkins and never has been and is investment property owned by James D. Adkins.

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. M. NALL'S SUBDIVISION OF LOTS 18, 19, 20, B. F. COCKRILL LAND, as recorded in Plat Book 421, Page(s) 63, Register's Office of Davidson County.
2. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1198, Page 216 , Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 5915 Deal Avenue, Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20090078551 DEEDWARR
Recvd: 11/18/09 14:44 2 pgs
Fees:13.00 Taxes:207.20
20091118-0106259

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $56,000.00

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 16th day of November, 2009

My Commission Expires: My Commission Expires MAY 6, 2013

Notary Public

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

And Grantor does covenant with the said Grantee 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 himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successsors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of November, 2009.

James D. Adkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November 2009, before me personally appeared James D. Adkins to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 6, 2013