THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***416,250.00.

William S. Janis
Affiant

BILL GARRETT, Davidson County
Trans:T20110016020 DEEDWARR
Recvd: 03/18/11 08:03 2 pgs
Fees:13.00 Taxes:1540.13
20110318-0021187

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 15th day of March, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

David Wayne Adams
2512 Belmont Boulevard
Nashville, Tennessee 37212

SEND TAX BILLS TO

Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP & PARCEL NOS.

MAP 117-04-0
PARCEL 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixteen Thousand Two Hundred Fifty and 00/100 Dollars ($***416,250.00) cash in hand paid, the receipt of which is hereby acknowledged, I, William S. Janis (aka William Scott Janis), unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto David Wayne Adams, married, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1:

BEING part of Lot No. 112 on Belmont Land Co's Plan of record in Book 421, page 34, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the east margin of Belmont Boulevard 150.0 feet north from the northeast corner of Sweet Brier (now known as Sweetbriar) Avenue and Belmont Boulevard; running thence in a northerly direction 8.0 feet to a point; thence in an easterly direction 183.0 feet to an alley; thence south with the westerly margin of said alley 8.0 feet to a point; thence westerly 183.0 feet to Belmont Boulevard and being the most southerly 8.0 feet of the property conveyed to W.G. Bogle by Deed from Wm. W. Scovel, of record in Book 597, page 331, in the Register's Office for Davidson County, Tennessee.

Tract No. 2:

BEING the south 50.0 feet of Lot No. 112 (having previously been referred to incorrectly as Lot No. "122") on Belmont Land Co's Plan of record in Book 421, page 34, in the Register's Office for Davidson County, Tennessee; said half of Lot No. 112 fronts 50.0 feet on the east side of Belmont Boulevard and extends back between parallel lines 183.0 feet to an alley.

BEING the same property conveyed to William S. Janis (aka William Scott Janis) and wife, Sharon R. Janis (aka Sharon Renee Janis) by Special Warranty Deed

dated March 6, 1998, from SunTrust Bank, Nashville, N.A. formerly Third National Bank in Nashville, Trustee for TCH Paul Holbrook, of record in Book 10830, page 34, in the Register's Office for Davidson County, Tennessee; the said William S. Janis and Sharon R. Janis having since divorced and the said Sharon R. Janis (aka Sharon Renee Janis) having since conveyed her interest in subject property to William S. Janis (aka William Scott Janis) by Quitclaim Deed dated July 11, 2001, of record as Instrument No. 20010731-0081020 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2512 Belmont Boulevard, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on Belmont Co's Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 15th day of March, 2011.

William S. Janis
(aka William Scott Janis)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William S. Janis, the bargainor, 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 this 15th day of March, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY