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 $***73,408.00.

Roger L Adamson
Affiant

Subscribed and sworn to before me this 16th day of December, 2011.

Mitchell A Watts
Notary Public

My Commission Expires: 8.29.13

BILL GARRETT, Davidson County
Trans:T20110080328 DEEDWARR
Recvd: 12/20/11 09:06 2 pgs
Fees:13.00 Taxes:271.61
20111220-0099076

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Roger L. Adamson 1002 Wade Avenue Nashville, Tennessee 37203	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, Tennessee 37067	MAP 105-05-0 PARCEL 538.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Three Thousand Four Hundred Eight and 00/100 Dollars ($***73,408.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Arthur L. Thompson, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Roger L. Adamson, unmarried, and Beverly Wilson, unmarried, as tenants in common, (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:

BEING Lot No. 2 on the Plan of Edgehill Estates, Section 94, of record in Plat Book 4715, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Tula Mary Thompson and son, Arthur L. Thompson, by Warranty Deed dated January 31, 1986, from Metropolitan Development and Housing Agency of record in Book 6856, Page 765, in the Register's Office for Davidson County, Tennessee; the said Tula Mary Thompson having since died intestate on December 7, 2006, and survived by her son, Arthur L. Thompson, as her sole heir at law as evidenced by Affidavit of Heirship of record as Instrument No. 20111220-0099075 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1002 Wade Avenue, Nashville, Tennessee 37203.

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

GRANTOR COVENANTS with the said GRANTEES 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 2012 and all future years which have been assumed by the Grantee herein; the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Edgehill Estates, Section 94, of record in Book 4715, page 185, 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 GRANTEES ~~his~~ their 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 December, 2011.

Arthur L. Thompson

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 Arthur L. Thompson, 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 December, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY