(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Don Adams
Affiant

Subscribed and sworn to before me, this 20th day of December, 2012

Lee E. Crawford
Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120097888 DEEDWARR
Recvd: 12/21/12 14:00 2 pgs
Fees:13.00 Taxes:2035.00

20121221-0117966

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Adams		
(NAME)	(NAME)	(MAP)
4297 Warren Road	NEW OWNER	11702021000
(ADDRESS)	(ADDRESS)	(PARCEL)
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ira T. Adams and spouse Martha S. Adams, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Don Adams and spouse Lynne Adams, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A parcel or tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

BEING Lots Nos. 14, 15, 16 and 17 inclusive of Block 2 on the Plan of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, page 23, Register's Office for said County.

SAID Lot No. 14 fronts 80 feet on the westerly side of Valley Road and runs back between parallel lines 160 feet to a dead line.

SAID Lots Nos. 15, 16 and 17 front 60 feet each on the westerly side of Valley Road and run back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by deed from Jas. E. Covington, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, dated October 13, 1966 of record in Book 4068, page 679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2800, 2802, 2804, 2806, 2808, 2810, 2812 and 2814 Valley Road, Nashville, Tennessee 37215

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 my/our hand(s) this 20th day of December, 2012.

Ira T. Adams by Martha S Adams, his atty-in-fact
Ira T. Adams by Martha S. Adams, his Attorney-in-Fact

Martha S Adams
Martha S. Adams

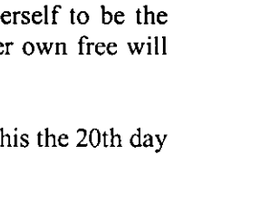
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Martha S. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Ira T. Adams, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ira T. Adams, the bargainor, by the said Martha S. Adams, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 20th day of December, 2012.

Lee E. Cranford
Notary Public

My Commission Expires: 1/9/2016



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Martha S. Adams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of December, 2012.

Lee E. Cranford
Notary Public

My Commission Expires: 1/9/2016