FORM NO. WD-1

BOOK 6212 PAGE 514

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Joel B. Spaulding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 19 84

Debra D. Adkins
Notary Public

MY COMMISSION EXPIRES: April 8th 1987
(AFFIX SEAL)

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel B. Spaulding et ux	First & Mid-South Mortgage Co.	
(NAME)	(NAME)	
Suite 402 / 1161 McEwen N.	315 Union	104-15-240
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37217	Nashville, TN 37219	24W 3132
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONALD E. ADKINS AND WIFE, CHARLENE F. ADKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL B. SPAULDING AND WIFE, EVELYN W. SPAULDING

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:

Land in Davidson County, Tennessee, being the southeasterly part of a lot marked "1 to 4" on the Map of Linden Place, as of record in Book 547, pages 121 and 122, Register's Office for said County, and described according to a survey made by John O. Spry of Ragan-Smith & Associates, Inc., dated May 23, 1977, as follows:

Beginning at an iron pin in the northwest corner of Sunset Place and Hillsboro Road as widened; thence along the north margin of Sunset Place North 84 deg. 2 min. West, 10.2 feet to an iron pin; thence continuing westerly with Sunset Place along a curve having a radius of 603 feet, a distance of 120.27 feet to an iron pin; thence North 2 deg. 14 min. 30 sec. East, 108.61 feet to an iron pin; thence South 80 deg. 0 min. East, 159.15 feet to an iron pin, said iron pin being located in the west margin of Hillsboro Road, as widened; thence along said road South 20 deg. 27 min. West, 88 feet to the point of beginning.

Being the same property conveyed to Donald E. Adkins by deed from Joel H. Moseley and wife, Susan H. Moseley of record in Book 5154, page 263, Register's Office for said County.

This conveyance is made subject to Deed of Trust of record in Book 5154, page 269, and Financing Statement of record in Book 5909, page 994, Register's Office for said County. There are also easements of record.

Possession to be given to Grantees sixty (60) days from date hereof.

This is unimproved ( ) improved (X) property, known as 2313 Hillsboro Road (House Number) (Street) Nashville, TN 37212 (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 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 our hands this 9th day of January, 19 84

Donald E. Adkins
DONALD E. ADKINS

Charlene F. Adkins
CHARLENE F. ADKINS

5536 (APR) 01/11 812.50- CHECK

STATE OF TENNESSEE
Davidson County

BOOK 6212 PAGE 515

Personally appeared before me, SHIRLEY K. BARBER, a Notary Public in and for said County and State, the within named DONALD E. ADKINS AND WIFE, CHARLENE F. ADKINS

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of January 19 84

Commission expires 4-19-87

Shirley K. Barber
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
DONALD E. ADKINS
AND WIFE,
CHARLENE F. ADKINS

TO
JOHN B. SPAULDING
AND WIFE,
EVELYN W. SPAULDING

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H 9 9 5 2

IDENTIF. REFERENCE

JAN 11 2 39 PM '84

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6212 PAGE 516

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

310000.00- CAMT.
806.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 812.50-
5536A01/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 6 9 5 2

IDENTIF. REFERENCE

JAN 11 2 39 PM '84

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 5979