[redacted] prepared by Madison Title Company, 333 Gallatin Road, Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Donald R. Spain et ux	same	43 9 15
(NAME) 104 Arta Madison 37115	(NAME) same	04D 01330
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6295 PAGE 680
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

THIRD NATIONAL BANK, EXECUTOR OF THE ESTATE OF ALMA B. BUCHANAN,

have this day bargained and sold, and do hereby transfer and convey unto the said DONALD R. SPAIN AND WIFE, VIRGINIA ANN SPAIN, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No.23 on the Plan of Kemper Heights Subdivision, Section 1, as of record in Book 2331, pages 65 and 66, Register's Office for said County.

Said Lot No. 23 is described as follows: Beginning at a point on the southerly margin of Old Hickory Boulevard at the common corner of Lots 23 and 24; thence in an easterly direction, along the margin of said Boulevard, 175 feet to the beginning of a curve; thence around said curve, in an easterly and southerly direction, 39.27 feet to a point in the westerly margin of Arta Drive; thence in a southerly direction, along the margin of said Drive, a total of 205 feet to the common corner of Lots 23 and 25; thence in a northwesterly direction, along the line between said two lots, 184.8 feet to a common corner of Lots 23, 24 and 25; thence in a northerly direction, along the line between Lots 23 and 24, 168.1 feet to the point of beginning.

Being the same property conveyed to E. W. Buchanan and wife, Alma B. Buchanan by deed from J. R. Coarsey, Trustee, of record in Book 2543, page 595, Register's Office for said County. The said Alma B. Buchanan having died testate on 11/10/83 with her husband, E. W. Buchanan, having pre-deceased her; her will having been probated in Davidson County, Tennessee on 1/16/84 appointing Third National Bank as Executor of her Estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,000.00

Subscribed and sworn to before me, this the 17th day of May, 19 84

Affiant

My commission expires: Oct. 19 1986 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 104 Arta Drive, (House Number) (Street) Madison, TN (City or Town) P. O. Address:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Donald R. Spain and wife, Virginia Ann Spain, their *(successors), heirs and assigns forever.* It does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It does *further covenant and bind* itself, its successors and assigns, *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald R. Spain and wife, Virginia Ann Spain, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 17TH *day of* May, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIRD NATIONAL BANK, EXECUTOR OF THE ESTATE OF ALMA B. BUCHANAN

BY: Thomas A. Allin ATTEST: Mitchell A. Watts

ASSISTANT V. P. AND TRUST
REAL ESTATE OFFICER

BOOK 6295 PAGE 631

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *Tennessee, this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* THOMAS A. ALLEN, *with whom I am personally acquainted, and who, upon oath, acknowledged* HIM *self to be* ASSISTANT V.P. AND TRUST REAL ESTATE OFFICER *of the* THIRD NATIONAL BANK, *the within named bargainor, a corporation, and that* he *as such* ASSISTANT V. P. AND TRUST REAL ESTATE OFFICER, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* HIM *self as* ASSISTANT V. P. AND TRUST REAL ESTATE OFFICER

Witness my hand and seal, at office in NASHVILLE, TENN. *this* 17TH *day of* May, *19*84.

Debbie P. Grace *Notary Public*

Commission expires Oct. 19, 1986

DEBBIE P. GRACE NOTARY PUBLIC DAVIDSON

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE
'84 MAY 23 PM 12:21
RECORDING FEE
8 1 3 2 1

WARRANTY DEED

FROM
THIRD NATIONAL BANK, EXECUTOR OF THE ESTATE OF ALMA B. BUCHANAN

TO

DONALD R. SPAIN ET UX

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6295 PAGE 632

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
			47000.00- CAMT.	
			122.20 CSTAX	
			.50 PRFEE	
			6.00 RECD	
			CHECK	128.70-
7867A	05/21/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

123184

IDENTIF. REFERENCE

MAY 24 8 26 AM '84

REGISTER
DAVIDSON COUNTY, TN

No.0037343