Prepared by:

Webster & Estes, P.C.
20th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 6494 PAGE 337

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| Brent Arthur Spates<br>1507 McKennie Avenue<br>Nashville, TN 37206 | Lomas & Nettleton Co.<br>P.O. Box 964<br>Virginia Beach, VA 23451 | Map 83-2<br>Parcel 231<br>27 W 24730 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) the receipt of which is hereby acknowledged, Elvis L. Dick, Jr. and wife, Vera Jean Dick, have this day bargained and sold, and do hereby sell, transfer and convey unto Brent Arthur Spates and his successors and assigns, all their right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plat of James J. Pryor Heirs Subdivision of Lot Nos. 19 and 20 in Brownsville as of record in Book 843, page 41, Register's Office for said County, described as follows:
>
> Said Lot No. 14 fronts 61 feet on the northerly side of McKennie Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Elvis L. Dick, Jr. by deed from Evelyn Trumphour of record in Book 5637, page 670, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Brent Arthur Spates and his heirs and assigns, in fee simple forever.

WE COVENANT with the said grantee that we are lawfully seized and possessed of the above described real estate; that we have a good and lawful right to sell and convey the same and that the same is unencumbered except a Deed of Trust of record in Book 5543, page 150, Register's Office of Davidson County, Tennessee, and we bind ourselves and our heirs and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

02/19 100.24- CHECK

1757

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer, is $34,900.00.

Brent A. Spates
Brent Arthur Spates, Affiant

Subscribed and sworn to before me, this the 15th day of February, 1985.

Tommy C. Bates
Notary Public

My commission expires:

9-13-88

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 15 day of February, 1985.

Elvis L Dick, Jr.
Elvis L. Dick, Jr.

Vera Jean Dick
Vera Jean Dick

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, Tommy C. Estes, a Notary Public in and for said County and State, Elvis L. Dick, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 15th day of February, 1985.

Tommy C. Estes
Notary Public

My commission expires:
9-13-88

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, Tommy C. Estes, a Notary Public in and for said County and State, Vera Jean Dick, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 15th day of February, 1985.

Tommy C. Estes
Notary Public

My commission expires:
9-13-88

I 8 3 5 9 1

IDENTIF. REFERENCE

FEB 19 9 40 AM '85

DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6494 PAGE 340

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 34900.00- CAMT. | |
| | | | 90.74 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 100.24- | |
| 1757A02/19/85 | | | BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 83591
Identity Reference
#26 19 9:48 AM 85
Felix Z. Wilson II
Davidson Co. Tn

**No.** 109129