FROM: FRANCES MCCLAIN

TO: ARTHUR A. SPOND and wife, PATRICIA K. SPOND

This Instrument Prepared By:

Thomas N. Jones
Attorney at Law
405 Main Street
Franklin, TN 37064

Address New Owners: Arthur & Patricia Spond, 429 Coventry Drive, Nashville, TN 37211

Send Tax Bills To: Dominion Bancshares Mortgage Corp., Suite 200, 9900 Main St., Fairfax, Virginia 22031

Map/Parcel Number: 147-2-152

BOOK 5524 PAGE 137

WARRANTY DEED

FOR AND IN CONSIDERATION OF One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, I, **FRANCES McCLAIN** (a single woman) have this day bargained and sold and do hereby transfer and convey unto **ARTHUR A. SPOND and wife, PATRICIA SPOND** their heirs and assigns, the following described tract or parcel of land lying located and being in the 6th Civil District of Davidson County, Tennessee, and more particularly described as follows:

> Land in the 6th Civil District of said County and State, being Lot No. 165 on the Plan of Abbay Hall, Section 2, as of record in Book 2331, page 38, Register's Office for said County.
>
> Said lot No. 165 fronts 102 feet on the southerly side of Coventry Drive and runs back 293.5 feet on the easterly line and 295 feet on the westerly line to a dead line, measuring 102 feet thereon.
>
> Being the same property conveyed to J.B. McClain and wife, Frances McClain by deed of Robert Lee Gilmore, of record in Book 2691, page 635, Register's Office of Davidson County, Tennessee. The said J.B. McClain now being deceased.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantees their heirs and assigns, forever.

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and that it is unencumbered except as follows:

1. Taxes for the year 1985, are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantor paying her pro rata part of said taxes to grantees, who will be responsible for payment of 1985 taxes when they become due and payable.

2. Subject to restrictive covenants of record in Book 2438, page 108, Register's Office of Davidson County, Tennessee.

3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway, and utility easements.

6. Matters in Plan Book 2331, page 38, Register's Office of Davidson County, Tennessee, which may affect property.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 27th day of March 1985.

Frances McClain
FRANCES McCLAIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Carlene Masters, a Notary Public in and for said County and State, Frances McClain the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin on this the 27th day of March, 1985.

Carlene Masters
NOTARY PUBLIC

My Commission Expires: 3-23-88

I 9345

IDENTIF. REFERENCE

APR 2 9 19 AM '85

FILED & RECORDED REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or of the property transferred, whichever is greater is $ 61,500.00, which am equal to or greater than the amount which the property transferred would com at a fair voluntary sale. Affiant Patricia Spond

Subscribed and sworn to before me this the 27th Day of March 198

Carlene Masters
Notary Public

My Commission Expires: 3-23-88

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

RECEIVED OF _____

FOR _____

BOOK 6524 PAGE 139

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

61600.00- CAMT.
159.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.40-
41➔3A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 4 5 5

IDENTIF. REFERENCE

APR 2 9 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121153