Box 38

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

32832

IDENTIFICATION REFERENCE

BOOK 6643 PAGE 972

Address New Owner(s):
Dale R. Spackey
8207 Devens Drive
Brentwood, TN 37027

Send Tax Bills to:
New Owner

AUG 30 10 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Map: 85
Parcel: 69
Field Book: 04D-11695

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WAGG DEVELOPMENT COMPANY, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to DALE R. SPACKEY, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Beginning at a point measured southeasterly along a radial line from a point in the center line of the main track of the Louisville and Nashville Railroad Company at Valuation Station 521 + 18.8, which point is 670 feet measured westwardly along said center line of the main track from Mile Post 10 from Nashville, Tennessee; thence south 34° 51' 14" West 79.00 feet to a concrete monument in the northwest margin of Brandau Road; thence with said margin of Brandau Road and with a curve having a radius of 1230.00 feet a distance of 343.47 feet in a southwesterly direction to a concrete monument; thence continuing with said margin of said Brandau Road south 36° 27' 56" West 682.16 feet to a point, said point being the southwest corner of Tract No. 3 and the southeast corner of Tract No. 2; thence with the northeast line of Tract No. 2 north 53° 32' 04" West 385.98 feet to a point in the southeasterly margin of L & N Railroad right-of-way; thence with said margin of said right-of-way north 55° 24' 27" East 720.24 feet to an iron pin; thence continuing with said margin of said right-of-way and with a curve having a radius of 2309.082 feet a distance of 462.50 feet in a northeasterly direction to the point of beginning, containing according to said survey 5.01 acres.
>
> Being the same property conveyed to Wagg Development Company by deed from Rogers Manufacturing Company, Inc., a Tennessee corporation of record in Book 5728, page 373, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Taxes for 1985 which have been prorated and assumed by the Grantee.

This is unimproved property known as 3048 Brandau Road, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of August, 1985.

WAGG DEVELOPMENT COMPANY

By: S. V. Cecil

Title: Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared S. V. Allen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (him/her)self to be Vice President, of the Wagg Development Company, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of August, 1985.

Barbara F. Ware
Notary Public

My Commission Expires: 1-27-86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Dale R. Spackey
Affiant

Subscribed and sworn to before me, this 21 day of August, 1985.

Gina Pittisani
Notary Public

My Commission Expires: 10-20-85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6642 PAGE 974

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30000.00- CAMT.	
			78.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
			2595A08/30/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3283 2

IDENTIFICATION REFERENCE

Aug 30 10 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168438