Map: 117-06

Parcel: 60

WARRANTY DEED

Address of New Owner(s)
Bruce Spaulding, Jr.
3426 Hampton Avenue
Nashville, Tennessee 37215

Send Tax Bills to:

same

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

MAIL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $275,000.

Joel & Susan Spaulding Jr.
Affiant

Subscribed and sworn to before me this 16 day of September, 1985.

James D. Jordan
Notary Public
My Commission Expires: 7-9-89

For and in Consideration of the sum of TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Porter Routh and wife, Ruth Routh have bargained and sold, and by these presents do transfer and convey to Bruce Spaulding, Jr., and wife, Susan McCarley Spaulding, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being the westerly 127 feet of the easterly 134 feet of the northerly part of Lot No. 11 on the plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, engineer, May ___, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue, at a point 1,507 feet west of the center line of 23rd Avenue South, said point being 127 feet west of the southwest corner of the property conveyed to James D. Dorris by deed from Loiette Hampton Hume, et al., of record in Book 1108, Page 585, Register's Office for said county; thence with the northerly margin of Hampton Avenue, westwardly 127 feet; thence northwardly 346 feet, more or less, to the southerly line of lot no. 9; thence with said line eastwardly 127 feet to a point 127 feet west of the northwest corner of said Dorris property; thence southwardly and parallel with said Dorris westerly line, 345.7 feet more or less, to the beginning.

This conveyance is made subject to all restrictive covenants contained in an agreement executed by L. R. Campbell, et al, of record in Book 662, Page 807, R.O.D.C., to which reference is hereby made.

Subject to 1985 property taxes.

Being the same property conveyed to Porter Routh and wife, Ruth Routh by warranty deed from Executive Committee of the

Southern Baptist Convention of record in Deed Book 4792, Page 497, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3426 Hampton Avenue, Nashville, Tennessee 37215.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Bruce Spaulding, Jr., and wife, Susan McCarley Spaulding, their heirs and assigns, forever.

Porter Routh and wife, Ruth Routh do represent to Bruce Spaulding, Jr., and wife, Susan McCarley Spaulding that we are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

Porter Routh and wife, Ruth Routh do bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described land to Bruce Spaulding, Jr., and wife, Susan McCarley Spaulding, their heirs and assigns, against the lawful claims of all persons.

Witness this 16 day of September, 1985.

Porter Routh

Ruth Routh

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named Porter Routh and wife, Ruth Routh, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN, this 16 day of September, 1985.

NOTARY PUBLIC

My Commission Expires: 7-9-89

IDENTIFICATION REFERENCE

3 6 9 4 4

SEP 16 4 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6657 PAGE 847

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

275000.00- CA'T.
715.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 721.50-
7505A09/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36944

IDENTIFICATION REFERENCE

SEP 16 4 01 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173225