BOOK 6310 PAGE 338

WARRANTY DEED

FROM: Malcolm F. Bonds, Grantor

TO: Ruby P. Spruill, Grantee

This instrument was prepared by:
A. Stuart Campbell
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Ruby P. Spruill 5312 Fairfield West Dunwoody, Ga. 30338	Ruby P. Spruill 5312 Fairfield West Dunwoody, Ga. 30338	104-13A-39

Field Book Numbers

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Sixty-Five Thousand & 00/100 Dollars ($65,000.00).

Ruby P. Spruill
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of March, 1986.

Notary Public

My Commission Expires: July 18, 1987

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, including that consideration set out in a certain Settlement Agreement and General Release, dated March 21, 1986, by and between Grantor and Grantee, the receipt and sufficiency of which are hereby acknowledged, Malcolm F. Bonds, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Ruby P. Spruill, Grantee, her heirs, successors, and assigns, Grantor's interest (being a one-half undivided interest as tenant in common with Grantee, with right of survivorship) in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site number 39 on the plan of Richmeade Place, Section 2, as of record in Book 4955, Page 4, Register's Office for said County, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Malcolm F. Bonds and Ruby P. Spruill as tenants in common with right of survivorship, by Deed of Record in Book 6525, Page 220, Register's Office for Davidson County, Tennessee.

This is improved property, known as 401 Bowling Avenue, Nashville, Tennessee 37205.

This conveyance is expressly made subject to the following:

1. The lien for 1986 taxes which will be paid by Grantee.

2. Restrictions, Covenants, Declarations and Conditions set forth in instruments recorded in Book 4941, page 637; Book 5019, page 946; Book 4942, page 633; and Book 5036, page 338, Register's Office for Davidson County, Tennessee.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 4955, page 4, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 21st day of March, 1986.

Malcolm F. Bonds

MALCOLM F. BONDS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Hoge Ackerly, a Notary Public of said County and State, MALCOLM F. BONDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 21st day of March, 1986.

Mary Hoge Ackerly
Notary Public

My Commission Expires: 11/1/87

85104

IDENTIFICATION REFERENCE

MAR 21 2 03 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1136C/3-21-86

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

RECEIVED OF _____

FOR _____

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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

65000.CO- CAMT.
169.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 178.50-
5495A03/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8510 4

IDENTIFI REFERENCE

MAR 21 2 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229754