This Instrument Prepared By:
WILLIAM B. BRUCE
1610 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 6877 PAGE 268

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Nick Spiva, Trustee Spiva/Hill Park Place 2817 West End Avenue Nashville, TN 37203	Same	133 15 122 6DU 18140

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, F. Compton Wallace and wife, Martha Wallace, Joe D. Williams and wife, Jean Williams, and William B. Bruce and wife, Lois H. Bruce ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Nick Spiva, Trustee ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a 2.94, more or less, acre tract of land lying in the 1st Civil District of Davidson County, Tennessee.

Beginning at a point lying on the northerly margin of Welshwood Drive, said point further described as lying 226.78, more or less, feet west of the return point of Nolensville Road and point further described as being the southwest corner of Lot No. 2 on the Plan of Welshwood Park, Section 3, as of record in Book 4350, page 8, Register's Office Davidson County, Tennessee; thence running with the said margin of Welshwood Drive south 76 degrees 01 minutes 30 seconds west a distance of 89.98 feet to the beginning of a curve; thence around a curve having a radius of 456.56 feet, to the right a distance of 61.52 feet to the southeast corner of Lot No. 5 on the Plan of Welshwood Park, Section VI, as of record in Book 4470, page 177, Register's Office Davidson County, Tennessee; thence leaving said margin of Welshwood Drive and running with the easterly line of said Lot No. 5 north 16 degrees 47 minutes west a distance of 268.7 feet to the beginning of a curve; thence around said curve, having a radius of 2855.8 feet to the left a distance of 315.97 feet to a point lying on the southerly line of the Mary Hicks Proctor property thence leaving the said line of Lot No. 5 and

07308

IDENTIFICATION REFERENCE

JUN 4 2 26 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

running with the southerly line of Mary Hicks Proctor north 68 degrees 33 minutes 30 seconds east a distance of 400.13 feet to the westerly margin of Nolensville Road; thence leaving the said line of Mary Hicks Proctor and running with the said westerly margin of Nolensville Road in a southeastern direction around a curve, having a radius of 3255.80 feet to the right a distance of 50 feet to the northeast corner of Lot No. 11 on the Plan of Welshwood Park, Section II, as of record in Book 4715, page 55, Register's Office Davidson County, Tennessee; thence leaving the said margin of Nolensville Pike and running with the northerly line of said Lot No. 11 south 73 degrees 13 minutes west a distance of 150 feet to the northwest corner of said Lot No. 11; thence running with the westerly line of said Lot No. 11 south 21 degrees 10 minutes 03 seconds east a distance of 98.37 feet to the southwest corner of Lot No. 11; running with the southerly line of said Lot No. 11 north 73 degrees 13 minutes east a distance of 0.20, more or less, feet to the northwest corner of Lot No. 7 on the Plan of Welshwood Park, Section 8, as of record in Book 4595, page 130, Register's Office Davidson County, Tennessee; thence running with the westerly line of said Lot No. 7, south 19 degrees 25 minutes 34 seconds east a distance of 99.99, more or less, feet to a point lying on the northerly line of Lot No. 6 on the Plan of Welshwood Park, Section 7, as of record in Book 4595, page 77, Register's Office Davidson County, Tennessee; thence running with the said northerly line of Lot No. 6 south 73 degrees 13 minutes west a distance of 49.39 feet to the northwest corner of said Lot No. 6; thence running with the said westerly line of Lot No. 6, south 17 degrees 03 minutes 46 seconds east a distance of 149.99, more or less, feet to the southwest corner of said Lot No. 6; thence south 73 degrees 13 minutes west a distance of 38.65 feet to a point; thence south 13 degrees 58 minutes 30 seconds east a distance of 229.97 feet to the point of beginning, containing 2.94, more or less, acres.

Being a portion of the same property conveyed to Jerry M. Turrentine, F. Compton Wallace, Joe D. Williams and Hardin Conn, Jr. by deed from William O. Lee, Trustee of record in Book 4476, page 653, said Register's Office. The said Hardin Conn, Jr. having since died and a portion of the same property conveyed to Richard C. Wallace and wife Susan T. Wallace, a one-fourth (1/4) undivided interest, by deed from Commerce Union Bank, Executor of the Estate of Hardin H. Conn of record in Book 5481, page 541, said Register's

Office. The said Jerry M. Turrentine has conveyed his interest to F. Compton Wallace of record in Book 5268, page 736, said Register's Office. The said Richard C. Wallace and Susan T. Wallace conveyed their interest to William B. Bruce by deed of record in Book 6743, page 683, said Register's Office.

Included but excluded from the above described property is .37 acres, more or less, which was conveyed to Michael H. Clark of record in Book 6128, page 961, said Register's Office, to which reference is hereby made.

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, his heirs and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of June, 1986.

F. Compton Wallace
F. COMPTON WALLACE

Martha R. Wallace
MARTHA WALLACE

Joe D. Williams
JOE D. WILLIAMS

Jean R Williams
JEAN WILLIAMS

William B. Bruce
WILLIAM B. BRUCE

Lois H. Bruce
LOIS H. BRUCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. COMPTON WALLACE and MARTHA WALLACE the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 1986.

Peggy D. Chapman
Notary Public

My Commission Expires:

11/1/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE D. WILLIAMS and JEAN WILLIAMS the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 1986.

Peggy D. Chapman
Notary Public

My Commission Expires:

11/1/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM B. BRUCE and LOIS H. BRUCE the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 1986.

Peggy D. Chapman
Notary Public

My Commission Expires:

11/1/87

BOOK 6877 PAGE 272

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $180,000.00.

William D. Bruce
Affiant

Sworn to and subscribed before me this 4th day of June, 1986.

Peggy D. Chapman
Notary Public

My Commission Expires:
11/1/87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6877 PAGE 273

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

180000.00- CONT.
468.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 483.50-
1666A06/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07308

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JUN 4 2 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255328