VIII-H/SA28 JRR/aw

BOOK 6881 PAGE 726

This instrument prepared by: JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

LIMITED WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
MICHAEL J. SPALDING	SAME	21W-01527
2110 Church Street		Map 92-15
Nashville TN 37203		Par 11-43

For and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND ($250,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, SUE HOFFMAN MORRIS, Executrix of the Estate of JULIA AMBROSE RANDOLPH, Deceased, hereinafter referred to as the Grantor, do hereby transfer and convey unto MICHAEL J. SPALDING, d/b/a The Mayfair Apartments, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the northerly part of Lot 13 on the unregistered plan of part of the Elliston Property, the original plan of said property being of record in Book 21, page 141, Register's Office for said County, more particularly described as follows:

BEGINNING at the southwest corner of Elliston Place and 23rd Avenue North, thence with the southerly margin of Elliston Place, weterly 104.8 feet to the corner of Lots 13 and 14; thence southerly with the line between said lots 34.1 feet to the northwest corner of the property conveyed to Dan E. McGugin, by deed from Guarantee Construction Company, of record in Book 409, page 356, said Register's Office; thence with his northerly line, easterly 100 feet to the westerly margin of 23rd Avenue, North; thence with the westerly margin of said street, 65.5 feet to the point of beginning.

Being the same property conveyed to Julia P. Ambrose by Norman Farrell, an unmarried man, by Josephine Farrell, Attorney in Fact under Power of Attorney, as shown of record in Book 2636, page 244, Register's Office for Davidson County, Tennessee. Julia P. Ambrose and Julia Ambrose Randolph were one and the same person. Julia P. Ambrose married Roy Randolph, who predeceased her. Julia Ambrose Randolph died 16 January 1985, leaving a Last Will and Testament admitted to probate on 8 February 1985, as shown of record in Will Book 150, page 161, Probate Clerk's Office for Davidson County, Tennessee. This property is being conveyed by Sue Hoffman Morris, Executrix under the Last Will and Testament of Julia Ambrose Randolph, pursuant to power of sale contained therein.

This is improved property, known as 2301 Elliston Place, Nashville TN 37203.

TO HAVE AND TO HOLD 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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, but this Warranty Deed is limited to the time in which said real estate was lawfully seized in and possessed by Sue Hoffman Morris, Executrix of the Estate of Julia Ambrose Randolph, Deceased, and does not extend to any previous time thereto.

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

Witness my hand this 9th day of June 1986.

Sue H. Morris Executrix

SUE HOFFMAN MORRIS, Executrix
of the Estate of JULIA AMBROSE
RANDOLPH, Deceased

0 8 8 0 2

IDENTIFICATION REFERENCE

JUN 10 10 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 SUE HOFFMAN MORRIS, Executrix of the Estate of Julia Ambrose Randolph, Deceased, 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 and official seal at Nashville, Tennessee, this 9th day of June 1986.

Jon R. Key
Notary Public

My commission expires 17 July 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $250,000.00 .

Michael J Spalding
Affiant

Subscribed and sworn to before me this 9th day of June 1986.

Jon R. Key
Notary Public

My commission expires: 17 July 1988

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

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

RECEIVED OF _____

FOR _____

BOOK 6881 PAGE 729

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

250000.00- CAMT.
650.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 659.50-
3523A06/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 8 0 2

IDENTIFICATION REFERENCE

JUN 10 10 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257143