File #4921

FILE BOX 38

Map 116-11, Parcel 96
Field Book No. BM-1650

BOOK 6904 PAGE 178

DP2:BGRE00166 5-12-86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JOB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Number
James A. Brown 327 Lynwood Boulevard Nashville, Tennessee 37205	Same	116-11-96

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, Michael J. Spalding, unmarried ("Grantor") has bargained and sold, and by these presents does transfer and convey unto James A. Brown ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of William M. Ward Subdivision, being a resubdivision of Lot No. 44 and the north part of Lot No. 45 and 54 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, page 102 and 103, said plan being of record in Plat Book 5210, page 395, said Register's Office.

Said Lot No. 1 fronts a total of 345.30 feet on the westerly side of Lynwood Boulevard and runs back 228.51 feet on the southerly lot line and 143.50 feet on the northerly lot line to a line in the rear which measures 245.01 feet on the rear lot line.

Being the same property conveyed to Michael J. Spalding, a married man by deed from William M. Ward and wife Margaret N. Ward of record Book 5793, page 727, said Register's Office, and by a Quit-Claim Deed from Miriam W. Spalding to Michael J. Spalding of record in Book 5886, page 194, said Register's Office.

This is improved property known as 327 Lynnwood Boulevard, Nashville, Tennessee 37205.

Said property is conveyed subject to the following matters:

1. Taxes for the year 1986, a lien but not yet due and payable.

2. The plan of record in Book 5210, page 395, said Register's Office, shows an Owner's Certificate, and no easements or setback lines.

3. Easement granted to the City of Belle Meade for Sanitary Sewers and/or Storm Drainage as of record in Book 5787, page 15, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 27th day of June 1986.

Michael J. Spalding
Michael J. Spalding

FILED JUL 1 8 33 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NO IDENTIFICATION REFERENCE

16008

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Michael J. Spalding, unmarried, the within named bargainor, 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 27th day of June, 1986.

Notary Public

My Commission Expires:
4-19-87

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $385,000.00.

Frances E. Brown
Affiant

Sworn to and subscribed before me this 27th day of June, 1986.

Notary Public

My Commission Expires:
1/10/89

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

RECEIVED OF _____

FOR _____

BOOK 6904 PAGE 180

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
			3850[illegible].00- CONT.	
			1091.[illegible] CSTAX	
			.50 PREF	
			6.00 [illegible]	
			[illegible] 7.50-	
			1923407/01/86 3L .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6008

IDENTIFICATION REFERENCE

Jul 1 8 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265359