File Box 8/ti

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Steven J. Sperring
4010 Sunnybrook Drive
Nashville, TN 37205

MORTGAGEE:
Third National Bank

P.O. Box 2628
Nashville, TN 37219

MAP-PARCEL NUMBERS:
MAP 130-4
PARCEL 6
7DA-33770

WARRANTY DEED

BOOK 7506 PAGE 757

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, C. J. Barclay and wife, Virginia Barclay

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steven J. Sperring and wife, Deborah M. Sperring

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the plan of Resubdivision of part of Royal Oaks Subdivision, of record in Book 1424, page 31, Register's Office for said County.

SAID Lot No. 22 fronts 110.94 feet on the easterly margin of Sunnybrook Drive and extends back 328.5 feet on the southerly line and 366 feet on the northerly line to a dead line in the rear, measuring 265 feet thereon.

Being the same property conveyed to C.J. Barclay and wife, Virginia Barclay by deed from Jean Drennan Dortch of record in Book 7233, page 381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

18065

IDENTIFICATION REFERENCE

APR 4 10 35 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0563 04/04 0101 03CHECK 712.10

This is (~~xx~~)improved property, known as 4010 Sunnybrook Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of March, 1988.

Virginia Barclay

C. J. Barclay

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of March, 1988, before me personally appeared C. J. Barclay and wife, Virginia Barclay, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that be yexecuted the same as their free act and deed.

Notary Public

My Commission Expires: 10-24-89

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7506 PAGE 758

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 252,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of March, 1988.

My Commission Expires: 10-22-88

_____
Notary Public

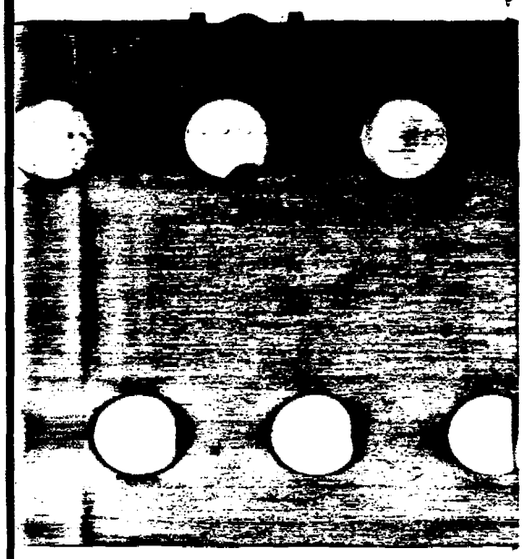
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

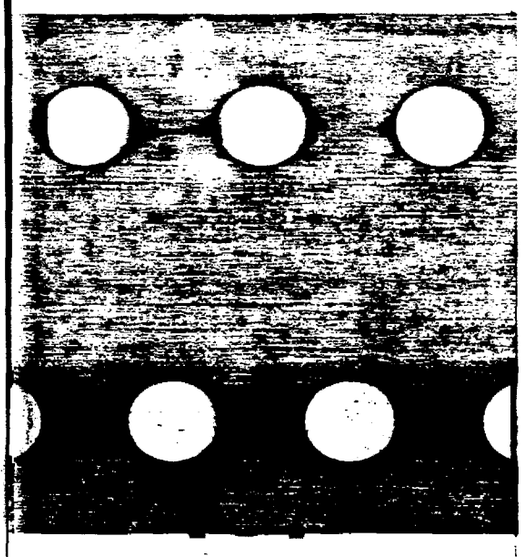
WARRANTY DEED

from:
C. J. Barclay and wife, Virginia Barclay

to:
Steven J. Sperring and wife, Deborah M. Sperring

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7506 PAGE 759

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 25200.00
ERR CO
CAMT 25200.00-
CAMT
252000.00
CON TX 705.60
PRFEE 0.50
MDEED 6.00
TOTAL 712.10
CHECK 712.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18065

IDENTIFICATION REFERENCE

APR 4 10 35 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

04/04/88 01 09:39 0001 0563

No. 76774