FILE BOX 38

FILE #7045

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7618 PAGE 176

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILLIP A. SPAINHOUR (NAME)	SOVRAN MORTGAGE CORPORATION (NAME)	MAP 147-9
5029 Darlington Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	PARCEL 117
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Richmond, Virginia 23219 (CITY) (STATE) (ZIP)	FB #6DUB1839

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CLAIRMONT INVESTORS-DARLINGTON, a Tennessee Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP A. SPAINHOUR and wife, SUSAN J. SPAINHOUR

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2 on the Plan of Darlington Place, as of record in Plat Book 6200, page 544, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Clairmont Investors-Darlington, A Tennessee Joint Venture, by Quitclaim deed from The State of Tennessee of record in Book 6834, page 442, corrected in Book 7185, page 601, and in Book 7316, page 814, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5679, page 593, Book 2863, page 350, Book 3074, page 300, and in Book 3437, page 101; and (4) All matters appearing on the Plan of record in Plat Book 6200, page 544, said Register's Office.

3522 08/04 0101 03CHECK 392.27

55660

IDENTIFICATION REFERENCE

AUG 4 8 22 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 5029 Darlington Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of July, 1988

CLAIRMONT INVESTORS-DARLINGTON
By:
Craig Medlin, Joint Venturer

BOOK 7618 PAGE 177

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Craig Medlin

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the joint venturer of Clairmont Investors-Darlington the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 28th day of July, 1988.

My commission expires 3/11/91 Notary Public

HELEN D. SC... NOTARY PUBLIC AT LARGE STATE OF TENN...

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 1988.

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Notary Public

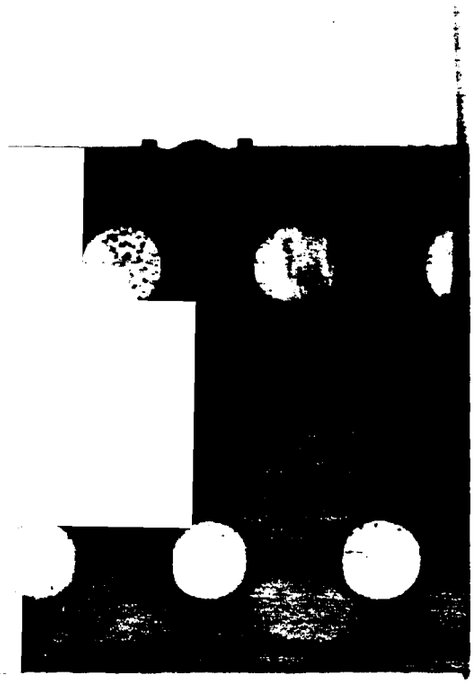
WARRANTY DEED

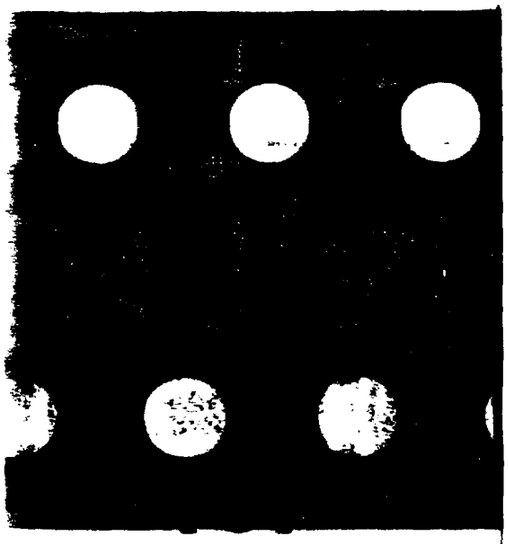
FROM
CLAIRMONT INVESTORS-DARLINGTON
a Tennessee Joint Venture

TO
PHILLIP A. SPAINHOUR and wife,
SUSAN J. SPAINHOUR

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7618 PAGE 178

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
				116900.00
				CON TX 385.77
				PRFEE 0.50
				WDEED 6.00
				TOTAL 392.27
				CHECK 392.27
08/04/88		01		08:26 0001 3522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55660

IDENTIFI REFERENCE

Aug 4 8 22 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120116