This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Bed lc
AGH

BOOK 7641 PAGE 869

Address New Owner(s):
Gary M. McSpadden
Carol L. McSpadden
1724 Andrew Crocket Ct.
Brentwood, TN 37027

Send Tax Bills to
New Owner

Map: 146
Parcel: 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DUKES & DUKES DEVELOPMENT CORPORATION, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to GARY M. McSPADDEN and wife, CAROL L. McSPADDEN, (the "Grantee"), their successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All those tracts or parcels of land attached thereto as Exhibit A.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out in Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 1988.

DUKES & DUKES DEVELOPMENT CORPORATION

By: _____

SEP 1 11 04 AM '88
PAUL E. WHITESIDE REG. & TRUST
DAVIDSON COUNTY, TN

INSTRUMENT NUMBER

63904

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Glenn G. Dukes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (him/her)self to be President of DUKES & DUKES DEVELOPMENT CORPORATION, the within named bargainor, a corporation, and that (he/she) as such President, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by (him/her)self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of August, 1988.

Jean Patterson
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $119,310.00.

Affiant

Subscribed and sworn to before me,
this 31st day of August, 1988.

Jean Patterson
Notary Public

My Commission Expires: 11-12-89

DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) No. 10 on the Plan of Shadowstone as of record in Plat Book 6900, page 387, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the property conveyed to Dukes & Dukes Development Corporation by deed of record in Book 7251, page 21, Register's Office for Davidson County, Tennessee.

TITLE EXCEPTIONS

1. All matters appearing on the Plan of Shadowstone, of record in Plat Book 6900, pages 387, Register's Office for Davidson County, Tennessee.

2. Declaration of Protective Covenants, Conditions and Restrictions for Shadowstone, of record in Book 7310, page 122, Register's Office for Davidson County, Tennessee.

3. 1988 property taxes which have been prorated and assumed by Grantee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7641 PAGE 873

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
119310.00
CON TX 393.69
PRFEE 0.50
WDEED 12.00
TOTAL 406.19
CHECK 406.19

09/01/88 01 11:04 0001 2867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63904

IDENTIFICATION

SEP 1 11 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 129951