ADDRESS NEW OWNERS AND SEND TAX BILLS TO:

Thurman B. Spiva, et ux
803 Broadmoor Drive
Nashville, TN 37216

MAP PARCEL NOS.
11D-20100
42-4-45

Mail

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

DUPLICATE

Tax paid on this
In the amount of 165.00
on Instrument # 68727
recorded in Davidson
County Registers Office
Date 9-19-88
B. Edwards Dep. Reg.

BOOK 7655 PAGE 521

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) DOLLARS, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, SUSIE L. MURPHY and EVANGELINE L. BARTON, heirs-at=law of CHRISTINE L. DRAKE, deceased, being the owners of an undivided interest in and to the hereinafter described parcel of real estate in Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto THURMAN B. SPIVA and wife, FRANCES A. SPIVA, the Grantees herein, their heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described in Addenum A hereto.

This is (unimproved) property, known as 73 Highland Cicle, Madison, Tennessee 37075.

To have and to hold the said interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. And we do covenant with the said Grantees that we are lawfully seized and possessed of said interest in said land in fee simple, have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said right, title and interest in said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 25th day of July, 1988.

Susie L. Murphy
Susie L. Murphy

Evangeline L. Barton
Evangeline L. Barton

6871

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $_____.

_____

Sworn to and subscribed before me,
this _____ day of July, 1988.

_____
Notary Public

My commission expires: _____

09/19 0101 03CHECK 9.00

STATE OF MINNESOTA)
COUNTY OF FREEBORN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUSIE L. MURPHY, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Albert Lea, Minnesota, this 25th day of July, 1988.

Notary Public Julie Claussen

Commission Expires 6-7-93

Julie A. Claussen
NOTARY PUBLIC—MINNESOTA
FREEBORN COUNTY
My commission expires 6-7-93

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 EVANGELINE L. BARTON, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 1988.

Notary Public Eunice Miller

Commission Expires 9-9-89

NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 19 in Bransford Realty Company's Amqui Subdivision, plan of which is of record in Book 421, pages 38 and 39, Register's Office for said County, and described as follows:

Beginning at a point in the center of Highland Circle, the common corner of Lots Nos. 18 and 19 in said plan; thence South 28-1/2 degrees West along the eastern boundary line of Lot 18, 542 feet to a point in the northern boundary line of Lot 23; thence South 86-3/4 degrees East 738-1/2 feet to a point in the center of Highland Circle at the intersection of Fanning Driveway; thence in a northwesterly direction along the center of Highland Circle 800 feet to the point of beginning, containing 5.68 acres, according to said plan.

INCLUDED in the above described property but EXCLUDED therefrom is that portion of the property conveyed to Leland C. Avril and wife, Barbara Baxter Avril by deed from Grant Drake and wife, Christina L. Drake of record in Book 2398, page 245, said Register's Office.

Lying in the 11th Civil District of said County, being part of Lot No. 19 on the Map of Bransford Realty's Company's Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register's Office for said County, and being known as Lot No. 3 on the unrecorded Map of a Re-subdivision of Lot No. 19, and described as follows:

Beginning at a point in the center line of Highland Circle Drive, the common corner of Lots 2 and 3; thence with the line between said lots, South 28-1/2 degrees West 315 feet to the north line of Lot 1; thence with the line between Lots 1 and 3, North 86-3/4 degrees West 194 feet to a point; thence North 28-1/2 degrees East 300 feet to the center line of Highland Circle Drive; thence with the center line of same, eastwardly 200 feet to the beginning.

Being part of the property conveyed to Grant Drake and wife, Christine L. Drake by deed from Bennie B. Goodman, Jr., Trustee, of record in Book 2273, page 401, Register's Office for Davidson County, Tennessee, the said Grant Drake and Christine L. Drake both having since died with Grant Drake having predeceased Christine L. Drake and property now being in the heirs at law of Christine L. Drake.