Mail THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
WILLIAM A. STRASSER ET UX
2718 PENNINGTON BEND RD.
NASHVILLE, TN 37214

MAP/PARCEL NUMBER:
MAP 17
P/O PARCELS 33, 219, 220 & 221
& 225

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,250.00.

William A Strasser
AFFIANT

Subscribed and sworn to me, this the 24th day of May, 1989.

Notary Public
My commission expires: 5-11-92

39886

IDENTIFICATION

Jun 9 9 09 AM '89

FILED & WILSON REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, CHARLES D. SPURLOCK ET UX, VIRGINIA FAYE SPURLOCK, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM A. STRASSER ET UX, DONNA C. STRASSER, hereinafter referred to as GRANTEE, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

THIS IS UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 24th day of May, 1989.

Charles D. Spurlock
CHARLES D. SPURLOCK

Virginia Faye Spurlock
VIRGINIA FAYE SPURLOCK

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES D. SPURLOCK ET UX, VIRGINIA FAYE SPURLOCK, the within named bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON Tennessee, on this the 24th day of May, 1989.

Denise C. Ellis
notary public

My commission expires: 5-11-92.

EXHIBIT 'A' BOOK

Land in the 10th Civil District of Davidson County, Tennessee and being Tract #1, #2 and an additional small tract of property described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1988, revised March 29, 1989, as follows:

TRACT #1: Beginning at an existing iron pin in the northerly margin of Lickton Pike, the most southwest corner of this tract, and being a corner to Gerry D. Conner Property of record in Deed Book 6557, page 614, Register's Office, Davidson County, Tennessee; thence with the line of said Conner N. 18 deg. 27 min. 08 sec. E. 78.22 feet to an existing iron pin, corner to said Conner; thence, N. 21 deg. 13 min. 26 sec. W. 392.80 feet to an existing iron pin; thence, N. 87 deg. 24 min. 59 sec. W. 139.70 feet to an existing iron pin; thence, M. 67 deg. 04 min. 59 sec. W. 154.70 feet to an existing iron pin, the most southeast corner of Tract 2 this survey; thence, with the line of said Tract 2, N. 18 deg. 00 min. 20 sec. E. crossing a right-of-way access easement and passing an iron pin set at 50.00 feet and in all a total of 622.34 feet to an iron pin set, corner to William D. Patton; thence, with the line of said Patton, S. 28 deg. 32 min. 43 sec. E. 607.56 feet to an existing iron pin, corner to said Patton; thence, continuing with the line of said Patton, S. 19 deg. 26 min. 46 sec. E. 40.30 feet to an existing iron pin, corner to said Patton and in the line of Ed Presley Property of record in Deed Book 1815, page 87, Register's Office said Davidson County, Tennessee; thence, with the line of said Presley S. 64 deg. 10 min. 47 sec. W. 98.01 feet to an existing iron pin in the center of a creek, corner to said Presley; thence, continuing with the line of said Presley S. 20 deg. 59 min. 21 sec. E. 279.53 feet to an iron pin set in the line of said Presley; thence, S. 11 deg. 27 min. 04 sec. W. 85.81 feet to an iron pin set; thence, S. 30 deg. 29 min. 21 sec. E. 61.27 feet to an iron pin set, corner to said Presley in the northerly margin of said Lickton Pike; thence, with the margin of said Pike, S. 54 deg. 47 min. 52 sec. W. 150.00 feet to the beginning, containing 5.14 acres, more or less.

ALSO INCLUDED IN THIS CONVEYANCE IS THE BELOW DESCRIBED TRACT OF LAND, being described as Charles Spurlock Property (Presley), according to Survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1988, revised March 29, 1989, as follows:

Beginning at an iron pin set, the most southwest corner of this tract, a corner to Ed Presley, and being located N. 30 deg. 29 min. 21 sec. W. 61.27 feet from an iron pin set in the northwesterly margin of Lickton Pin; thence, from said beginning point, N. 11 deg. 27 min. 04 sec. E. 85.81 feet to a point in the line of said Presley; thence, with the line of said Presley, S. 20 deg. 59 min. 21 sec. E. 50.47 feet to a point; thence, continuing with the line of said Presley S. 43 deg. 30 min. 39 sec. W. 51.00 feet to the beginning, containing 0.027 acre, more or less.

TRACT #2: Beginning at an iron pin set, the most northeast corner of this tract, the most northwest corner of Tract 1 this survey, and being a corner to William D. Patton; thence, with the line of said Tract 1, S. 18 deg. 00 min. 20 sec. W. passing an iron pin set in the northerly margin of a 50-foot right-of-way access easement at 572.34 feet and in all a total of 622.34 feet to an iron pin set; thence. N. 58 deg. 43 min. 59 sec. W 278.70 feet to an existing iron pin; thence N. 67 deg. 49 min. 59 sec. W 20.45 feet to an iron pin set, corner to Tract 3 this survey; thence, crossing said 50 foot right-of-way access easement, N. 5 deg. 21 min. 24 sec. E. passing an iron pin set at 50.00 feet and in all a total of 624.36 feet to an existing iron pin, in the line of Tract 3 this survey, and being a corner to said Patton; thence, with the line of said Patton S. 70 deg. 19 min. 54 sec.

E. 256.99 feet to an existing iron pin, corner to said Patton; thence, continuing with the line of said Patton S. 57 deg. 20 min. 45 sec. E. 177.26 feet to the beginning, containing 5.10 acres, more or less.

BEING portions of the same property conveyed to Charles D. Spurlock et ux, Virginia Faye Spurlock by the following deeds of record: Book 4690, page 252, Book 4868, page 866, Book 4868, page 868, and Book 4868, page 870, Register's Office for Davidson County, Tennessee.

3459 06/09 0101 03CHECK 178.16

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Unrecorded easements for roads and utilities, if any.

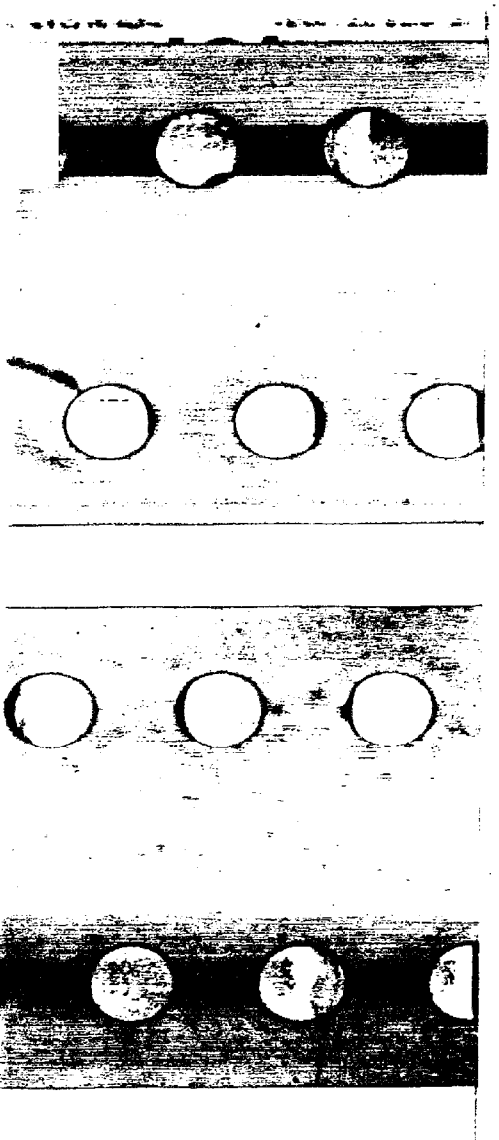
3. Exceptions as per Survey of Ray G. Cole, Registered Surveyor No. 924, dated March 3, 1988, as revised March 29, 1989, which exceptions include an overhead power line along the southerly portion of the lot; a water line as described by the owner located along the southerly portion of the lot; and a 10-foot utility easement along the southerly portion of the lot.

4. EASEMENT AND UTILITY DECLARATION, of record in Book 7861, page 300, Register's Office for Davidson County, Tennessee.

5. Easement reserved to Edward Dewey Presley et ux, Hattie Elizabeth Eanes Presley, in Deed of record in Book 4698, page 485, said Register's Office.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7861 PAGE 309

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 50250.00
CON TX 165.66
PRFEE 0.50
MDEED 12.00
TOTAL 178.16
CHECK 178.16

06/09/89 01 09:11 0001 3459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39886

IDENTIFICATION REFERENCE

JUN 9 9 08 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 217804