BOOK 7993 PAGE 304

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
HAROLD H. COLE, Attorney, White House, Tennessee 37188
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayman Spurlock, et ux	Owner	12D-10845
(NAME)	(NAME)	
1213 Ardee		Map 61-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		P/O Parcel 12
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, ~~WE~~ I Harold H. Cole, Executor,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayman Spurlock and wife, Shirley Spurlock,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 2 on the Plan of William Phillips Estates, as of record in Book 57, Page 21, Register's Office for said County, and shown as Tract "B", on the Map of William Brecheen's Resubdivision, made by William Collier Parrish, Civil Engineers, dated February 11, 1964, as follows:

BEGINNING at a point in the south margin of Maplewood Lane, as widened, at an iron stake at the common corner of Tracts A and B; thence, along the line of said iron stake, S. 75 deg. 45 min. W. 204.7 feet to an iron stake; thence, N. 82 deg. 50 min. W. 85 feet to an iron stake, a corner of Tracts B and C; thence, N. 4 deg. 24 min. E. 204.9 feet to an iron stake in the south margin of Maplewood Lane; as widened; thence, with the margin of said Maplewood Lane, S. 82 deg. 50 min. E. 97.8 feet to the point of beginning.

Being the same property conveyed to D. F. Austin and wife, Erma H. Austin, by deed from William Brecheen and wife Pearl E. Brecheen, as of record in Book 3978, Page 935, said Register's Office. The said D. F. Austin survived Erma H. Austin and by his will of record in File No. 79536 Probate Court Clerk's office for said County, the Grantor herein was appointed as executor with full power to convey real property of the deceased.

This conveyance is made subject to the following:

Easement for a storm drainage ditch conveyed to Metropolitan Government of Nashville and Davidson County, by William Brecheen and wife, as of record in Book 3969, Page 884, being 10 feet wide across the premises extending south from Maplewood Lane.

The West 25 feet of the property is subject to a 25 foot easement for roadway purposes.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value whichever is greater, for this transfer is $ 40,200.00

Subscribed and sworn to before me, this the 28th day of November, 19 89

Affiant Harold H Cole Agent

My commission expires: 5-22-91

Notary Public

(Affix Seal)

NOTARY PUBLIC AT LARGE

BOOK 7993 PAGE 305

unimproved( )
This is improved( ) property, known as 306 Maplewood Lane Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the 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 land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 28th day of November, 1989

Harold H Cole, Executor

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Harold H. Cole, Executor, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of Novemebr, 1989

Notary Public

My commission expires 5-22-91

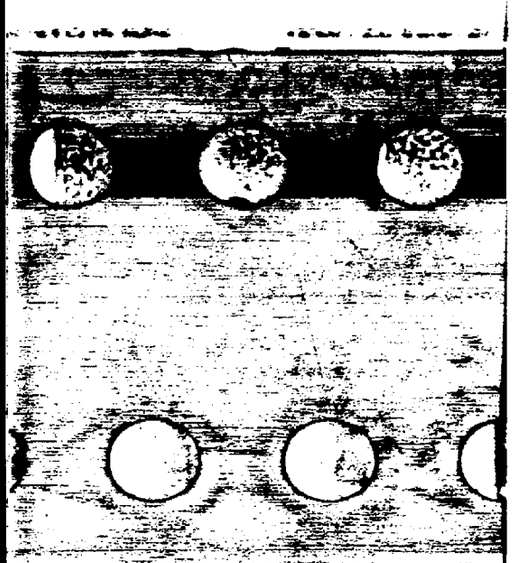
8521 9

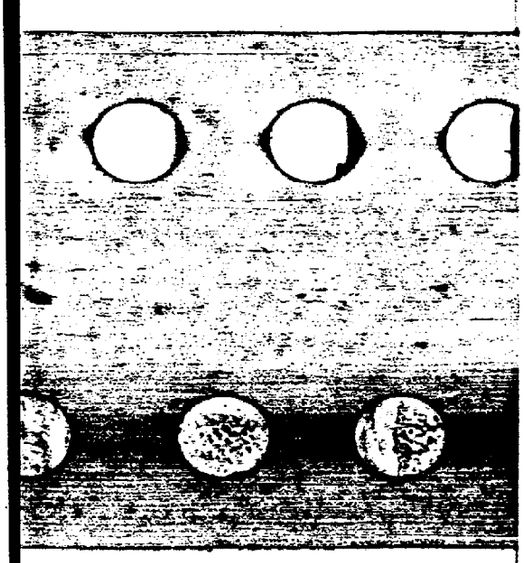
IDENTIF. REFERENCE

Nov 29 10 15 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED		FROM Harold H. Cole, Executor		TO Wayman Spurlock, et ux			8:95 11/29 0101 03CHECK 139.00	Harold H. Cole Attorney At Law P.O. Box 170 White House, Tennessee 37188





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

RECEIVED OF _____

FOR _____

BOOK 7993 PAGE 306

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 40200.00
				CON TX 132.66
				PRFEE 1.00
				MDEED 6.00
				TOTAL 139.66
				CHECK 139.66
			11/29/89 01	10:13 0001 8195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85219

IDENTIF. TREFERENCE

Nov 29 10 15 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 270982