6186
99-980711-6

BOOK 8057 PAGE 48 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1990.

Notary Public

MY COMMISSION EXPIRES: 11/29/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Robbins (NAME)	Fidelity Federal Savings & Loan (NAME)	120-01-44
734 Winthorne Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2DA-43775
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Myrtle P. Spaulding, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Robbins and wife, Helen Sue Bozarth Robbins

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 Lot No. 351 on the Plan of Glengarry Park, Section III, as of record in Book 2900, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 351 fronts 90 feet on the northerly side of Winthorne Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Myrtle P. Spaulding by deed from Hallmark Construction Company, a Tennessee Corporation as of record in Book 3161, page 511, said Register's Office.

This conveyance is made sujbect to the following:
The Plan of record in Book 2900, page 25, said Register's Office, shows an Owner's Certificate, a 70 foot minimum building setback line from Winthorne Drive, a 10 foot public utility easement on the rear lot line, 2.5 x 20 foot anchor easment on the southeasterly lot line.
Restrictions contained in instrument of record in Book 1788, page 349, Book 2796, page 604 and Book 2960, page 5, said Register's Office.

Easement for public ways contained in Book 3098, page 283, said Register's Ofice.

Power of Attorney for Myrtle P. Spaulding, of record in Book 7634, page 227, said Register's Office appointing Jack Collins Spaulding her attorney-in-fact.

This is unimproved (XX) improved ( ) property, known as 734 Winthorne Drive, Nashville, Tennessee 37217
(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 seised 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 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 her hand this 28th day of February, 1990

Myrtle P. Spaulding

By:
Jack Collins Spaulding, Attorney-in-fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myrtle P. Spaulding, unmarried

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 28th day of February, 1990.

Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Jack Collins Spaulding

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the attorney-in-fact of the Myrtle P. Spaulding a corporation, and that he as such Attorney-in-fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Attorney-in-fact.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1990.

Notary Public

Commission Expires

WARRANTY DEED

FROM Myrtle P. Spaulding, unmarried

TO James W. Robbins and wife, Helen Sue Bozarth Robbins

07969

IDENTIF. TREFERENCE

MAR 2 2 56 PM '90

DAVIDSON COUNTY TN.

909 03/02 01 CHECK 271.00

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

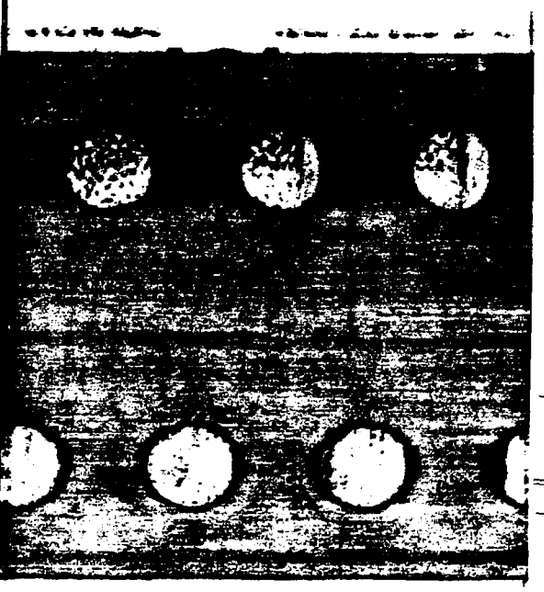
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

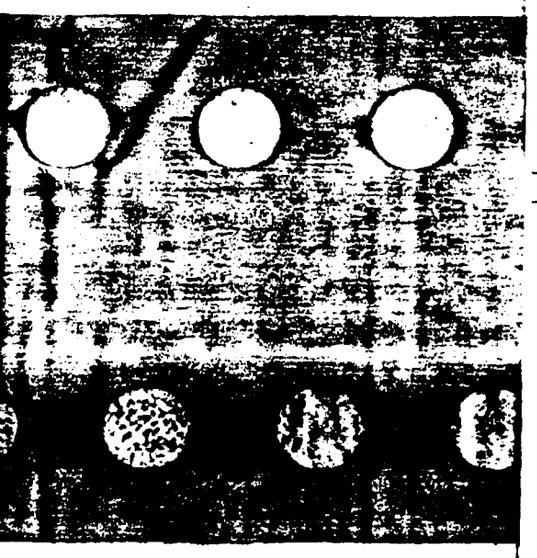
Personally appeared before me, THE UNDERSIGNED, a Notary Public, Jack Collins Spaulding, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of Myrtle P. Spaulding, the maker or a constituent of the maker and 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 FEBRUARY, 1990.

Notary Public

My Commission expires: 11/10/91





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

RECEIVED OF _____

FOR _____ BOOK 8057 PAGE 50

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80000.00
CON TX 264.00
PRFEE 1.00
MDEED 6.00
TOTAL 271.00
CHECK 271.00

03/02/90 01 14:54 0001 9094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07969

IDENTIF. REFERENCE

MAR 2 2 56 PM '90

DAVIDSON COUNTY TN.

No. 297605