FILE BOX 38 FILE #9383

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 8119 PAGE 287

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ALBERT T. SPAW | NEW OWNER | Map 160-11A |
| (NAME) | (NAME) | |
| 61 Abingdon Court | | Parcel 10co |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Brentwood, Tennessee 37027 | | F.B.#6DU81579 |
| (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, WILLIAM F. CARPENTER, III AND WIFE, MARY TRUMAN WARD CARPENTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT T. SPAW AND WIFE, LYNN P. SPAW

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 10 on the Plan of Phase I Hemingwood, as of record in Plat Book 6900, page 6, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William F. Carpenter, III and wife, Mary Truman Ward Carpenter by deed from Homes by Heritage, Inc. of record in Book 7009, page 591, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, amended in Book 6892, page 540 and Book 6925, page 268, corrected in Book 6948, page 268; (3) Dedication of Common Area in Book 6962, page 404; (4) Charter in Book 6704, page 373, amended in Book 6936, page 893; (5) Storm Water Detention Agreement in Book 6728, page 673; (6) Easements of record in Book 4974, page 788; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 6, said Register's Office.

29762

IDENTIF. TREFERENCE

MAY 31 8 10 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 61 Abingdon Court, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of May 19 90.

WILLIAM F. CARPENTER, III

Mary Truman Ward Carpenter
MARY TRUMAN WARD CARPENTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. CARPENTER, III with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th day of May, 1990.

My commission expires 3/27/93 Notary Public Catherine C. Hensley

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY TRUMAN WARD CARPENTER, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 25th day of May, 1990.

My commission expires: 3/27/93 Catherine C. Hensley Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Albert T. Spaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 90

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine C. Hensley Notary Public

**WARRANTY DEED**

FROM

WILLIAM F. CARPENTER, III AND WIFE, MARY TRUMAN WARD CARPENTER

TO

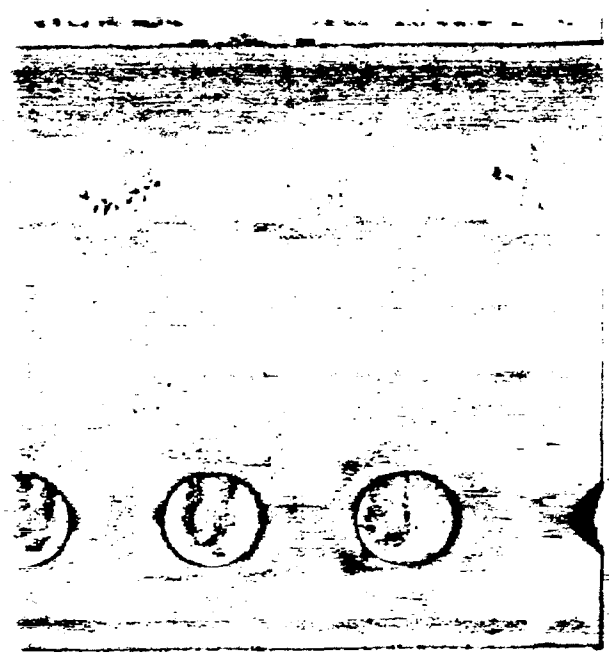
ALBERT T. SPAW AND WIFE, LYNN P. SPAW

8227 05/31 0101 02CHECK

3857

PLEASE RETURN TO:

**First Title & Escrow Company, Inc.**
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

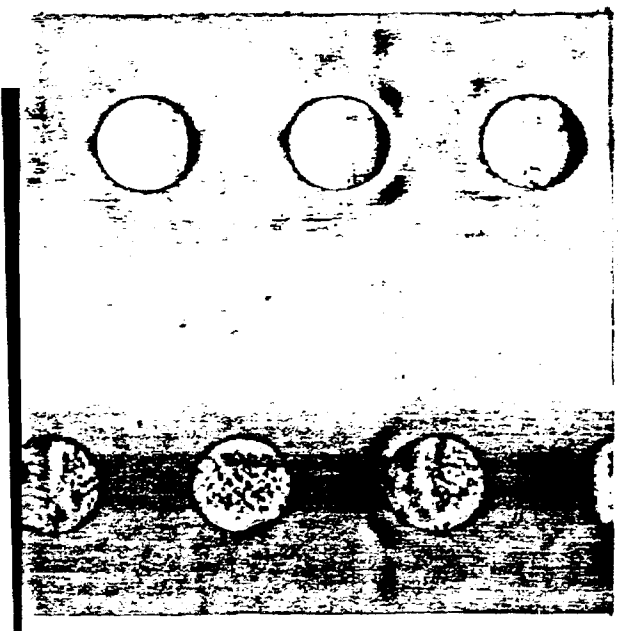
FOR _____

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| | | |
|---|---|---|
| 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



250000.00
CON TX 825.00
PRFEE 1.00
MTGFEE 6.00
TOTAL 832.00
CHECK 832.00

05/31/90 01 08:09 0001 5857

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29762

IDENTIF. REFERENCE

MAY 31 8 10 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323251