car3489/JHL:12/28/90
CSS005-000

FROM: M. CLARK SPODEN AND WIFE, ELIZABETH A. SCHROEDER SPODEN

TO: DAVID J. DICKEY AND WIFE, ANITA L. DICKEY

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS, SUITE 1200, ONE COMMERCE PLACE, NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
David J. Dickey and wife	SAME	Map 130-5
Anita L. Dickey		Parcel 123
116 North Oak Street		
Adamsville, Tn. 38310		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $153,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 1990.

Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, M. Clark Spoden and wife, Elizabeth A. Schroeder Spoden, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto David J. Dickey and wife, Anita L. Dickey, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 214 Page Road, Nashville, Tennessee 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 our hands this 28th day of December, 1990.

M. Clark Spoden

Elizabeth A. Schroeder Spoden

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 M. Clark Spoden and wife, Elizabeth A. Schroeder Spoden, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of December, 1990

NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Highlands of Bellemeade, as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 125 feet on the east side of Page Road and runs back between lines 160 feet on the north line and 161 feet on the south line to a dead line in the rear on which it measures 125 feet.

Being the same property conveyed to M. Clark Spoden and Elizabeth A. Schroeder as joint tenants with right of survivorship by Warranty Deed from Earl O. Bradley, III and wife, Deborah M. Bradley, of record in Book 6016, page 856, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances Easement and any temporary construction easements of record in Book 6273, page 658, said Register's Office.

8 2 6 1 8

IDENTIF. TREFERENCE

DEC 31 12 46 PM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

3087 12/31 0101 03CHECK 514.90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8266 PAGE 582

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	153000.00
CON TX	504.90
PRFEE	1.00
WDEED	9.00
TOTAL	514.90
CHECK	514.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/90 01 12:45 0001 3087

82618

IDENTIF. REFERENCE

DEC 31 12 46 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 385456