2048

THIS INSTRUMENT PREPARED BY:
WATKINS, McGUGIN, McNEILLY & ROWAN
W. WARNER McNEILLY, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
615/255-2191

WARRANTY DEED

BOOK 8367 PAGE 774

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	1100 OMIT-PARCEL CHECK NUMBERS	469.00
John E. Spellings 1113 Nichol Lane Nashville, Tennessee 37205	SAME	Map: 130.5 Par: 135	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JOHN E. SPELLINGS

BEVERLY BUNDY SPELLINGS

SUBSCRIBED AND SWORN to before me this 31st day of May, 1991.

Notary Public

My Commission Expires: 9/24/92

19904

TENNESSEE REGISTRY OF DEEDS
JUN 5 4 21 PM '91

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand Dollars ($140,000.00), the receipt of which is hereby acknowledged, we, PAUL E. SEXTON, JR. and CAROLE S. YOUNG, hereinafter, "GRANTORS", have this date bargained and sold and do hereby transfer and convey unto JOHN F. SPELLINGS and wife, BEVERLY BUNDY SPELLINGS, hereinafter "GRANTEES", their heirs and assigns, certain real estate as follows:

Land in Davidson County, Tennessee, being Lot No. 20 of Block 5, Map of Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for said County.

Said Lot No. 20 fronts 125 feet on the westerly side of Midland Drive 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 and measures 125 feet thereon.

Being the remaining property conveyed to Paul E. Sexton and wife, Sara D. Sexton, by deed from M. N. Young, Trustee, of record in Book 1454, page 299, Register's Office of Davidson County, Tennessee; the said Sara D. Sexton having since died, being predeceased by her husband, Paul E. Sexton. The said Sara D. Sexton devised the herein described property to Carole Lynn Sexton Young and Paul Evans Sexton, Jr. by Will of record in Book 172, page 528, in the Probate Court for Davidson County, Tennessee.

The conveyance is made subject to:

1. Restrictive covenants of record in Book

723, page 95, as amended by instrument of record in Book 722, page 547, Book 723, page 516, and Book 923, page 114, in the Register's Office for Davidson County, Tennessee.

2. Water rights, agreements, etc., contained in an instrument from Robert G. Benson, Trustee, et al, to The Nashville Suburban Utility District of record in Book 1255, page 580, in said Register's Office.

3. Restrictive covenants and easement contained in the deed from M. N. Young, Trustee, to Paul E. Sexton and wife, dated March 6, 1947, of record in Book 1454, page 299, in said Register's Office, as follows: "An easement of 2 feet is hereby reserved for the purpose of laying a water pipe along the North 2 feet of Lot No. 17, described above."

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenant that they 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 as herein shown and for real estate taxes for the current year which are hereby prorated and assumed by GRANTEES.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 31 day of May, 1991.

PAUL E. SEXTON, JR.

CAROLE S. YOUNG

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of the State and County aforesaid, PAUL E. SEXTON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 31 day of May, 1991.

Notary Public

My Commission Expires: 3/26/94

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of the State and County aforesaid, CAROLE S. YOUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 31 day of May, 1991.

Notary Public

My Commission Expires: 3-26-94



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8367 PAGE 776

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 140000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX 462.00
PRFEE 1.00
WDEED 6.00
TOTAL 469.00
CHECK 469.00

06/05/91 01 16:21 0001 1100

19904

IDENTIFICATION REFERENCE

JUN 5 4 21 PM '91

No. 428174