NAME AND ADDRESS OF A PROPERTY OWNER:
F. Gene Spitzer and wife,
Verna Annette Spitzer
1012 B Crowder Court
Nashville, Tennessee 37211

This Instrument Was Prepared From Information Furnished By The Parties By:
JOHN B. LANE, Attorney at Law
P.O. Box 31, Smyrna, TN 37167

NAME AND ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Same as above.

DAVIDSON COUNTY TAX MAP AND PARCEL NUMBER:
Map 133-04, Parcel 57

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8435 PAGE 487

FOR AND IN CONSIDERATION of the sum of SIX THOUSAND AND NO/100 ($6,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the execution and delivery by the Grantees herein of a purchase money promissory note payable to the Grantor herein in the original principal amount of $58,000.00 and secured by Trust Deed embracing the within-described property to John B. Lane, Trustee, to be placed of record in the Register's Office for Davidson County, Tennessee, and to which instruments reference is hereby made for all of their terms and provisions;

The undersigned, TARKINGTON PROPERTY COMPANY, a general partnership composed of Ray E. Tarkington and J. Fred Tarkington, Jr., has bargained and sold and does hereby transfer and convey unto F. GENE SPITZER and wife, VERNA ANNETTE SPITZER, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot Number 8 on the Plan of Battlewood, Section 3, of record in Book 3300, page 4, of the Register's Office for Davidson County, Tennessee, and to which Plan reference is hereby made for more complete details as to location and description of said Lot No. 8. The legal description of Lot No. 8 is the same as in the previous deed of record. This is improved property known as 1014 A and 1014 B Crowder Court, Nashville, Tennessee 37211.
>
> Being a portion of the same property conveyed to Tarkington Property Company, a partnership composed of Ray E. Tarkington and J. Fred Tarkington, Jr., by quitclaim deed from Delphia Orton, Trustee, of record in Book 4878, page 769, of the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants of record in Book 3248, page 212; all matters on the Plan of record in Book 3300, page 4; and sanitary sewer easements of record in Book 3460, page 506, and Book 4403, page 155; all of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said F. GENE SPITZER and wife, VERNA ANNETTE SPITZER, their heirs and assigns, forever.

The undersigned partnership covenants with the said Grantees

that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered, except as above set forth and by lien of the 1991 Davidson County real property taxes, which taxes have been prorated between the parties with payment for same assumed by the Grantees herein.

The undersigned partnership further covenants and binds itself, its successors and representatives, to forever warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property shall be given to the Grantees herein with Deed, subject to the rights of the present tenant in possession.

BOOK 8435 PAGE 468

IN WITNESS WHEREOF, the TARKINGTON PROPERTY COMPANY, a general partnership, has caused this instrument to be executed this the 4th day of September, 1991.

TARKINGTON PROPERTY COMPANY

BY: Ray E. Tarkington Partner
RAY E. TARKINGTON, Partner

BY: J. Fred Tarkington Jr. Partner
J. FRED TARKINGTON, Jr., Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7856 09/04 0101 03CHECK 243.80

Personally appeared before me, Maxine McCrary, a Notary Public in and for said County and State, RAY E. TARKINGTON and J. FRED TARKINGTON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within (WARRANTY DEED) instrument for the purposes therein contained, and who further acknowledged that they are the PARTNERS of TARKINGTON PROPERTY COMPANY, a general partnership, the maker (or a constituent of the maker), and are 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 and official seal at office in Nashville, Tennessee, this the 4 day of September, 1991.

Maxine McCrary
Notary Public

3-25-95
My Commission Expires

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 64,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

F. Gene Spitzer
AFFIANT

Subscribed and sworn to before me this the 4 day of September, 1991.

Maxine McCrary 3-25-95
Notary Public My Commission Expires

PICK-UP
SEP 4 2 29 PM '91
44364



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

RECEIVED OF _____

FOR _____

BOOK 8435 PAGE 489

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	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	6.00
TOTAL	243.80
CHECK	243.80

09/04/91 01 14:31 0001 7856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44364

IDENTIFICATION

SEP 4 2 30 PM '91

No. 456144