THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HEREIN.

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 8702 PAGE 780

ADDRESS NEW OWNER:

MATTHEW GLENN ENGLAND ET UX
5962 LICKTON PIKE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:

CHARLES D. SPURLOCK
P.O. BOX 186
WHITES CREEK, TN 37189

MAP/PARCEL NUMBER:

MAP 17, parcels 225 and 219

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00, THIS 13TH DAY OF AUGUST, 1992.

Matthew G. England
AFFIANT

Subscribed and sworn to me, this the 13TH day of AUGUST, 1992.

Notary Public
My commission expires: 8-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, CHARLES D. SPURLOCK ET UX, VIRGINIA FAYE SPURLOCK, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said MATTHEW GLENN ENGLAND ET UX, LISA MICHELLE ENGLAND, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5962 LICKTON PIKE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE 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 to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 13TH day of AUGUST, 1992.

Charles D. Spurlock
CHARLES D. SPURLOCK

Virginia Faye Spurlock
VIRGINIA FAYE SPURLOCK

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES D. SPURLOCK ET UX, VIRGINIA FAYE SPURLOCK, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that They executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 13TH day of AUGUST, 1992.

Carol C Allen
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE

37 1 6.0

TENNESSEE REFERENCE

AUG 17 12 40 PM '92

DAVIDSON COUNTY, TN

EXHIBIT 'A'

Land in the 10th Civil District of Davidson County, Tennessee and described as the **CHARLES SPURLOCK PROPERTY** according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1988, revised March 29, 1989, as follows:

Charles Spurlock Property (Remaining Tract): BEGINNING at a point, the most southwest corner of Tract 5, and being the most southeast corner of this tract; thence, N. 83 deg. 56 min. 59 sec. W. 203.70 feet to an iron pin set; thence, N. 53 deg. 16 min. 59 sec. W. 79.30 feet to an iron pin set; thence, N. 27 deg. 12 min. 59 sec. W. 68.30 feet to an iron pin set; thence, N. 9 deg. 29 min. 59 sec. W 147.00 feet to an iron pin set; thence, N. 3 deg. 21 min. 49 sec. E. 124.84 feet to an iron pin set; thence, N. 1 deg. 43 min. 26 sec. W. 382.00 feet to an iron pin set, corner to said Tract 5 of this survey; thence, with the line of said Tract 5 S. 81 deg. 49 min. 19 sec. E. 301.85 feet to an iron pin set; thence, continuing with the line of said Tract 5, S. 2 deg. 05 min. 46 sec. E. passing an iron pin set at 718.61 feet and in all a total of 738.61 feet to the beginning, containing 5.04 acres, more or less.

Being a portion of the same property conveyed to Charles D. Spurlock et ux, Virginia Faye Spurlock, by Deeds of record in Book 4868, page 866, Book 4868, page 868, page 4868, page 870, and Book 4690, page 252, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all the rights of Grantees in and to that certain water line easement extending from Lickton Pike on and over the property described and conveyed herein, which said water line easement is further described in that certain survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1988, revised March 29, 1989.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. Unrecorded easements for roads and utilities, if any.

3. Exceptions as per Survey of Ray G. Cole, Registered Surveyor No. 924, dated March 3, 1988, as revised March 29, 1989, which exceptions include an overhead power line along the southerly portion of the lot; a water line as described by the owner located along the southerly portion of the lot; a 50-foot right-of-way access easement from Lickton Pike and a 10-foot utility easement along the southerly portion of the lot.

4. Easement and Utility Declaration, of record in Book 7861, page 300, Register's Office for Davidson County, Tennessee.

5. Easement reserved to Edward Dewey Presley et ux, Hattie Elizabeth Eanes Presley, in Deed of record in Book 4698, page 485, said Register's Office.

1083 08/17 0101 03CHECK 309.00

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



RECEIVED OF _____

FOR _____

BOOK 8702 PAGE 783

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 296.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 309.00
				CHECK 309.00
08/17/92	01			12:41 0001 1083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37 1 6 0

IDENTIFI REFERENCE

AUG 17 12 40 PM '92

DAVIDSON COUNTY, TN

No. 560850