mail

BOOK 8875 PAGE 361

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

ADDRESS NEW OWNER:

THOMAS E. STEWART, TRUSTEE
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 60-8, PARCEL 39

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00.

Ann S Black
AFFIANT

Subscribed and sworn to me, this the 15th day of February, 1993.

Notary Public
My commission expires:

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, HELEN MARIE SPROUSE AND DAPHINE SPROUSE, DEVISEES AND LEGATEES OF THE ESTATE OF OF NANCY J. SPROUSE, DECEASED, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL, TRANSFER AND CONVEY SAID PROPERTY WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTEE, HIS 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 unimproved property known as 5.30 ACRES on Broadmoor Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS 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 GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

THIS IS NOT MARITAL PROPERTY.

WITNESS our hands this 12th day of February, 1993.

Helen Marie Sprouse
HELEN MARIE SPROUSE

Daphine Sprouse
DAPHINE SPROUSE

STATE OF TENNESSEE :

COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN M. SPROUSE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 12th day of February, 1993.

notary public

My commission expires: Nov 20, 1996

STATE OF TENNESSEE :

COUNTY OF Davidson :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAPHINE SPROUSE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 12th day of February, 1993.

notary public

My commission expires: Nov 20, 1996

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lots Nos. 10 and 11 on the Map of E.A. Lindsley's Subdivision on the Dickerson Pike or Road, as of record in Book 547, page 144, Register's Office for said County.

Said Lot No. 10 fronts 300 feet on the easterly side of a 50-foot unnamed street and runs back 724 feet on the northerly line and 714 feet on the southerly line to a dead line and measures 300 feet thereon.

Said Lot No. 11 fronts 300 feet on the easterly side of a 50-foot unnamed street and runs back 714 feet on the northerly line and 703 feet on the southerly line to a dead line and measures 300 feet thereon.

Being the same property conveyed to H.C. Sprouse by Deed from A.J. Linx et ux, Lola Linx, of record in Book 1261, page 636, Register's Office for Davidson County, Tennessee, the said H.C. Sprouse (Henry C. Sprouse) having since died on January 27, 1971, testate, and by his Last Will and Testament filed with the Probate Court for Davidson County, Tennessee on June 29, 1971, and by Order of the Probate Court for Davidson County, Tennessee, filed on June 29, 1971, of record in Book 4515, page 608, Register's Office for Davidson County, Tennessee, the property vested solely in his widow, Nancy J. Sprouse. Nancy J. Sprouse died on 12-13-89, testate, and by her Last Will and Testament filed with the Probate Court for Davidson County, Tennessee, Docket No. 93830, on January 8, 1990, the property vests solely in her two daughters, Helen Marie Sprouse and Daphine Sprouse, the Grantors herein.

9 6 0 0 9

IDENTIFICATION REFERENCE

MAR 1 9 31 AM '93

DAVIDSON COUNTY, TN

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on Plat of record in Book 547, page 144, said Register's Office.

3. Agreement for Dedication of Easement for Water Mains and Appurtenances between Nancy J. Sprouse and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6229, page 684, Register's Office for Davidson County, Tennessee.

03/25 0101 03CHECK 114.75

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

AMT 27500.00
CON TX 101.75
PRFEE 1.00
MDEED 12.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 114.75
CHECK 114.75
03/01/93 01 09:30 0001 7742

96009

IDENTIFI REFERENCE

MAR 1 9 31 AM '93

DAVIDSON COUNTY, TN

No. 025335