83485

IDENTIF. & REFERENCE

2

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

93 NOV -9 AM 9:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY. TN.

SPECIAL WARRANTY DEED

BOOK 9145 PAGE 164

: Address New Owner(s)	:Send Tax Bills To	:Map-Parcel Number(s)
: Richard King, Jr.	P. O. Box 1846	20W00305
: John R. Luter	Brentwood, TN 37024	19W16690
: 109 Highland Villa Dr.	NEW OWNER	03W04025
: Nashville, Tn. 37211		02W16700
:		

FOR AND IN CONSIDERATION OF THE SUM OF TEN NO/100THS DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ELDON R. SPRAKER, III, unmarried, (Grantor), has this day bargained and sold and hereby transfers and conveys to RICHARD KING, JR. AND JOHN R. LUTER, (Grantee), certain real property in DAVIDSON County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to taxes for the year 1993 and subsequent years.

TO HAVE AND TO HOLD the foregoing, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns, forever.

This is improved property known as 222 Treutland Street, Nashville, TN; 708 McFerrin Street, Nashville, TN; 1204 MeHarry Blvd., Nashville, TN; 1112-1118 11th Avenue North, Nashville, TN.

Grantor covenants and binds itself and its successors and representatives to warranty specially and defend forever the title to said property to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (excluding those arising out of matters expressly set forth therein), but not further or otherwise.

Without limiting the foregoing, Grantor by its execution hereof and Grantee by its acceptance hereof acknowledge and agree that the consideration paid for this conveyance is net of all taxes, assessments, liens, charges and other expenses relating to this property other than property taxes for 1993 and prior years, which have been or will be paid by Grantor; accordingly, such items have not been prorated and this conveyance is subject to all such items in their entirety.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 2nd day of November, 1993.

Eldon R. Spraker, III

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eldon R. Spraker, III, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of November, 19 93 .

Wanda F. Fox
Notary Public

My commission expires: 9-28-97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $135,000.00.

John R. Spraker
Affiant

Subscribed and sworn to before me, this 2nd day of November, 1993.

Wanda F. Fox
Notary Public

My commission expires: 9-28-97

5931 11/09 0101 03CHECK 516.50

EXHIBIT "A"

TRACT I:

Parcel A:
LAND in Davidson County, Tennessee, being the easterly 39 feet of Lot No. 57 in John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for said County.

Said part of Lot No. 57 fronts 39 feet on the southerly side of Treutland Avenue and runs back between parallel lines 165 feet to an alley.

Parcel B:
Land in Davidson County, Tennessee, being the westerly 11 feet of Lot No. 57 and the easterly 2 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for said County.

Said parts of said lots adjoin and front together 13 feet on the
southerly side of Treutland Street and extend back between parallel lines 165 feet to an alley.

Parcel C:
Land in Davidson County, Tennessee, being the westerly 13 feet of the easterly 15 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for said County.

Said part of Lot No. 58 fronts 13 feet on the southerly side of Treutland Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Eldon R. Spraker, III, a single person, by deed from Richard Manson, Trustee for Ruby E. Tucker of record in Book 8694, page 734, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of J. W. Hart's Subdivision of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Eldon R. Spraker, III, a single person, by deed from Richard J. Olivier and wife, Barbara Olivier of record in Book 8733, Page 602, Register's Office for Davidson County, Tennessee.

TRACT III:
Land in Davidson County, Tennessee, being the southerly 120 feet of Lot No. 18 in Harding's First Addition to Nashville, plan of which is of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

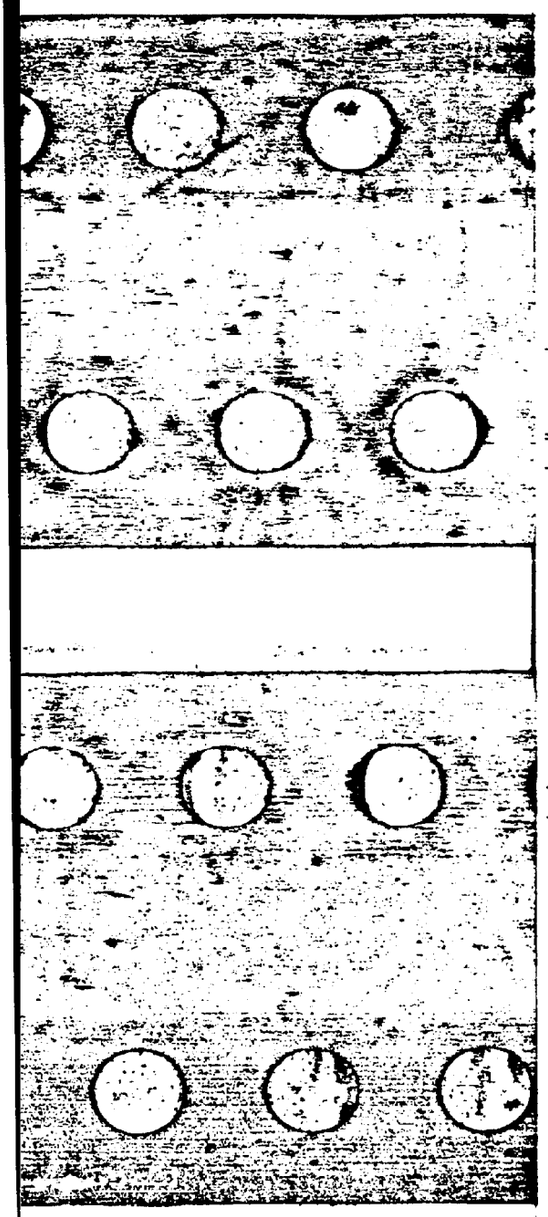
Being the same property conveyed to Eldon R. Spraker, III, a single person, by deed from Eugene H. Bass and wife, Cynthia J. Bass of record in Book 864, page 975, Register's Office for Davidson County, Tennessee.

TRACT IV:
Land in Davidson County, Tennessee, being Lots Nos. 30 and 31 in McGavock, Wetmore and Others First Addition to Nashville called the Town of McGavock, a plan of which is of record in Book No. 21, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the southerly side of Scovel Street and runs back between parallel lines 157 feet more or less to Madison Street. Said Lot No. 31 fronts 50 feet on the southerly side of Scovel Street and runs back with the westerly margin of 11th Avenue North, formerly Fillmore Street, 159 feet more or less to Madison Street and measures 12 feet on the Madison Street.

Being part of the same property conveyed to Eldon R. Spraker, III, by deed from Church of God or Sanctified Church of record in Book 8527, page 672, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
TRACT I: Taxes for the year 1993; all matters appearing on the plan of record in Book 21, page 63; restrictions and/or agreement of record in Book 3462, page 229 and Book 3466, page 399; Metro Codes Letter in Book 8426, page 799 and Book 8601, page 155; and restrictions of record in Book 3368, page 23, all of record in the Register's office for Davidson County, Tennessee.
TRACT II: Taxes for the year 1993; all matters appearing on the plan of record in Book 57, page 129; Letter by Metropolitan Government of record in Book 8085, page 78 and Notice of Vacated Property of record in Book 8126, page 759; of record in the Register's office for Davidson County, Tennessee. TRACT III: Taxes for the year 1993; All matters appearing on the plan of record in Book 19, page 241; Codes Letter from Metropolitan Government of Nashville and Davidson County, TN of record in Book 8916, page 311; Book 9050, page 20, Register's office for said County.
TRACT IV: Taxes for the year 1993; all matters appearing on the plan of record in Book 21, page 23; Codes letter from Metropolitan Government of Nashville and Davidson County, TN of record in Book 9050, page 78, and Book 9094, page 619; all of record in the Register's office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 9145 PAGE 168

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	135000.00
			CON TX	499.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	516.50
			CHECK	516.50
11/09/93	01		09:02 0001	5931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83485
IDENTIF. ↑ REFERENCE

93 NOV -9 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 719742