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This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9219 PAGE 503

ADDRESS NEW OWNER:
Joe D. Sproles and Charlene W. Sproles
224 Hearthstone Manor Lane
Brentwood, TN 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
8360 Old York Road
Elkins Park, PA 19117-1590

MAP AND PARCEL:
MAP 160-15A
GROUP
PARCEL 83

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Barbara G. Davis, Rita K. Gibbs, and Kathy Groves, Heirs Under the Last Will and Testament of Linnie Gibbs Travis, deceased, of record in the Probate Clerk's Office of Davidson County, Tennessee, in Will Book 171, page 470, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joe D. Sproles and wife, Charlene W. Sproles, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 83 on the Plan of Hearthstone Manor, Phase 4, a Planned Unit Development, of record in Book 6250, page 990, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Linnie Gibbs Travis by deed from Radnor Homes, Inc. of record in Book 6922, page 855, Register's Office for Davidson County, Tennessee; further being the property vested in Barbara G. Davis, Rita K. Gibbs, and Kathy Grove Under Last Will and Testament of Linnie Gibbs Travis, deceased, of record in the Probate Clerk's Office of Davidson County, Tennessee, in Will Book 171, page 470.
>
> This is improved property known as 224 Hearthstone Manor, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe D. Sproles and wife, Charlene W. Sproles, their heirs and assigns, forever; and we, Barbara G. Davis, Rita K. Gibbs, and Kathy Groves, Heirs Under the Last Will and Testament of Linnie Gibbs Travis, do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

07202
IDENTIF. + REFERENCE

94 JAN 13 AM 9:09
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

WILLIAM PAUL DAVIS, husband of Barbara G. Davis, joins in this conveyance to transfer any marital right, title or interest he may have in subject property.

Witness our hands this the 23rd day of December, 1993.

Barbara G. Davis by attorney in fact Rita K. Gibbs
Barbara G. Davis

Rita K. Gibbs
Rita K. Gibbs

Kathy Groves
Kathy Groves

William Paul Davis by attorney in fact, Rita K. Gibbs
William Paul Davis

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rita K. Gibbs, individually and as attorney-in-fact for Barbara G. Davis and William Paul Davis and Kathy Groves, 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of December, 1993.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF Tennessee)
COUNTY OF Davidson)

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

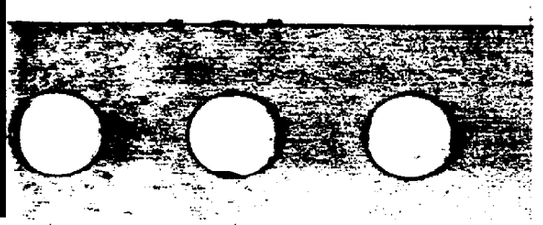
AFFIANT

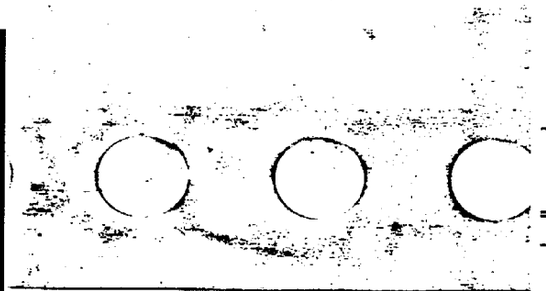
Subscribed and sworn to before me this 23rd day of December, 1993.

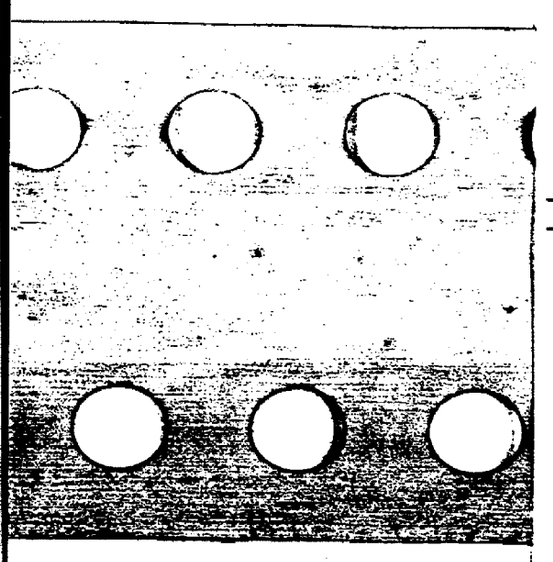
NOTARY PUBLIC

My Commission Expires: November 20, 1996

9192 01/13 0101 03CHECK 508.50







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

RECEIVED OF _____

FOR _____

BOOK 9219 PAGE 505

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 8.00
TOTAL 508.50
CHECK 508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07202
IDENTIF. ↑ REFERENCE

94 JAN 13 AM 9:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

01/13/94 01 09:08 0001 9192

No. 745188