#12389 File Box 38 First Title and Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9297 PAGE 777

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL J. SPALDING	NEW OWNER	Map 130-2
(NAME)	(NAME)	
91 Blackburn Avenue		Parcel 174
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		FB 7DZ50142
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ALBERT DULING, III AND WIFE, JUDI P. DULING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. SPALDING, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 2, on the Plan of Resubdivision of Lot 101, Bransford Realty Company, Belle Meade Golf Links, as of record in Plat Book 6200, page 352, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Albert Duling, III and wife, Judi P. Duling by deed from Sovran Bank/Central South, a Tennessee banking corporation of record in Book 7999, page 328, said Register's Office.

This conveyance is amde subject to: (1) 1994 Taxes which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 6200, page 352, said Register's Office.

8785 04/04 0101 03CHECK 1803.50

94 APR -4 AM 10:51

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

34192

IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 91 Blackburn Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of April, 19 94

Albert Duling, III

ALBERT DULING, III

Judi P. Duling

JUDI P. DULING

STATE OF TENNESSEE

BOOK 9297 PAGE 778

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT DULING, III AND WIFE, JUDI P. DULING with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of April, 1994.

My commission expires 11/20/96 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is 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 at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00

Michael J. Spalding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 1994

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

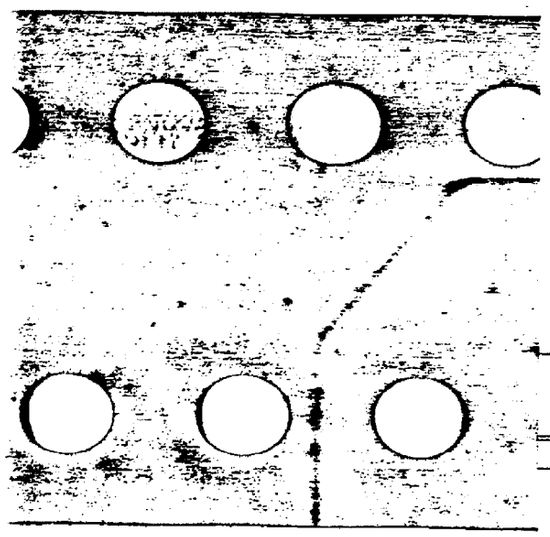
Notary Public

WARRANTY DEED

FROM ALBERT DULING, III AND WIFE, JUDI P. DULING

TO MICHAEL J. SPALDING

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

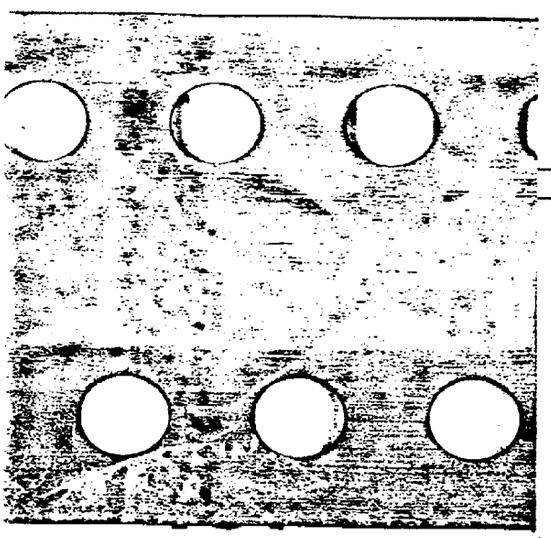
RECEIVED OF _____

FOR _____

BOOK 9297 PAGE 779

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 485000.00
CON TX 1794.50
PRFEE 1.00
UNFED 8.00
TOTAL 1803.50
CHECK 1803.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/04/94 01 10:52 0001 8785

34192

IDENTIF. & REFERENCE

94 APR -4 AM 10:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 774047