**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 91,500.00

Affiant

Subscribed and sworn to before me, this 30th day of March 1994

Notary Public

My Commission Expires: 11. 22. 97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| MICHAEL CLIFFORD VESEY POLEY<br>1312 Howard Avenue<br>Nashville, Tennessee 37216 | NATIONSBANC MORTGAGE CORPORATION<br>P.O. Box 105076<br>Atlanta, Georgia 30348 | MAP 72-3<br>PARCEL 231 |

9703 04/05 0101 03CHECK 347.55

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY ONE THOUSAND FIVE HUNDRED AND NO/100- ---------- ($ 91,500.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , JOSEPH CLARENCE SPALDING AND WIFE, RITA ANN SPALDING hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto MICHAEL CLIFFORD VESEY POLEY, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 125.0 feet of Lot No. 152 on the plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID easterly part of Lot No. 152 fronts 125.0 feet, more or less, on the southerly margin of Howard Avenue and extends back 206.0 feet, more or less, on the southeasterly line and 163.0 feet, more or less, on the westerly line to a point of intersection.

BEING the same property conveyed to Joseph Clarence Spalding and wife, Rita Ann Spalding, by deed from J. David Jarrard and wife, Brenda R. Jarrard, of record in Book 8169, page 675, Register's Office for Davidson County, Tennessee.

94 APR -5 AM 10:52

35093

IDENTIF. & REFERENCE

This is improved property known as 1312 Howard Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

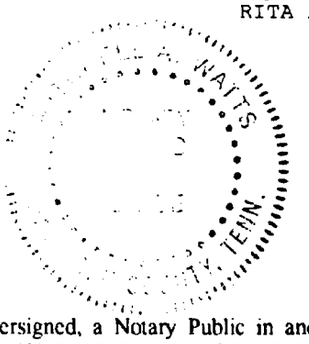
2. Matters shown on the Plan of Inglewood Place of record in Book 332 , page 101 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of March, 19 94.

Joseph Clarence Spalding
JOSEPH CLARENCE SPALDING

Rita Ann Spalding
RITA ANN SPALDING



**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH CLARENCE SPALDING AND WIFE, RITA ANN SPALDING, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 19 94.

Justine M Watts
Notary Public

My Commission Expires: November 22, 1997

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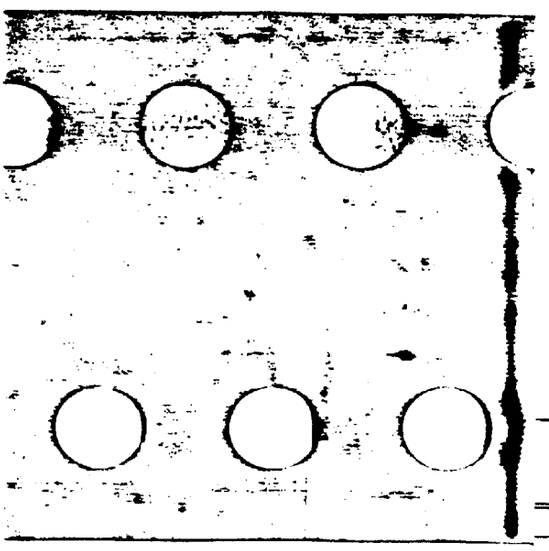
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

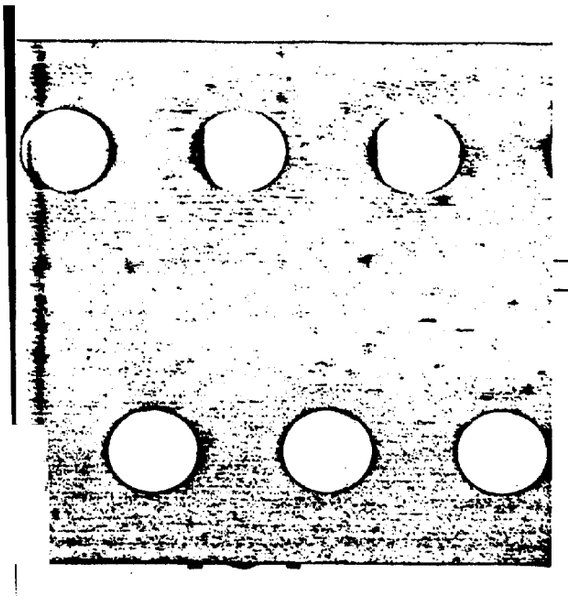
RECEIVED OF _____

FOR _____

BOOK 9301 PAGE 136

| | | |
|---|---|---|
| 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 | 91500.00 |
| CON TX | 338.55 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 347.55 |
| CHECK | 347.55 |

04/05/94 01 10:54 0001 9703

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

35093
IDENTIF. ↑ REFERENCE

94 APR -5 AM 10:53

REGISTER
DAVIDSON COUNTY, TN.

**No.** 774957