55230

IDENTIF. ↑ REFERENCE

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

95 APR 27 AM 9:31 BOOK 9656 PG 63

4916 04/27 0101 03CHECK 543.65

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Donald W. Noes & Vickie L. Noes 701 Winter Court Nashville, TN 37211	Great Western Mortgage 861 Holcomb Bridge Rd., Ste. 200 Roswell, GA 30076	172-12B-248

WARRANTY DEED

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, we, **DAVID D. SPAULDING AND WIFE, PAMELA P. SPAULDING,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **DONALD W. NOES AND WIFE, VICKIE L. NOES,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 510 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6; amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David D. Spaulding and wife, Pamela P. Spaulding by deed from Claridge Builders, Inc., of record in Book 9256, page 975, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their 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;

Subject to the following restrictions and conditions:

1. 1995 taxes are a lien, not yet due and payable.

2. Covenants, conditions and restrictions contained in instrument of record in Book 8885, Page 517, and Book 8069, page 170, said Register's Office.

3. The Plan of record in Book 7900, Page 495, said Register's Office, shows an owner's certificate, a 20-foot and 10-foot minimum building setback line from Winter Court and Cobble Street, respectively, and a 10-foot easement for public utility and drainage purposes along the northerly lines of said lot, as well as a 2.5' x 25' utility anchor easement on the northeasterly and southwesterly corners of said lot.

4. Charter and By-Laws of Homeowners Association of record in Book 8071, Page 520, and Book 8071, page 531, respectively, said Register's Office.

5. Easement and storm water detention agreement of record in Book 8896, page 291, said Register's Office.

2350.9500/ml

6. Easement for sewers and water mains of record in Book 8377, page 769, and Book 8377, page 808, said Register's Office.

7. Subject to any and all building and zoning regulations of City, County and State.

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 number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property is known as: 701 Winter Court, Nashville, TN 37211.

WITNESS OUR HANDS THIS 17TH DAY OF APRIL, 1995, IN FRANKLIN, TENNESSEE.

David D. Spaulding
DAVID D. SPAULDING

Pamela P. Spaulding
PAMELA P. SPAULDING

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, David D. Spaulding and Pamela P. Spaulding, the within named bargainors with whom I am personally acquainted or who have presented satisfactory evidence of identification, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 17th day of April, 1995 in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $144,500.00.

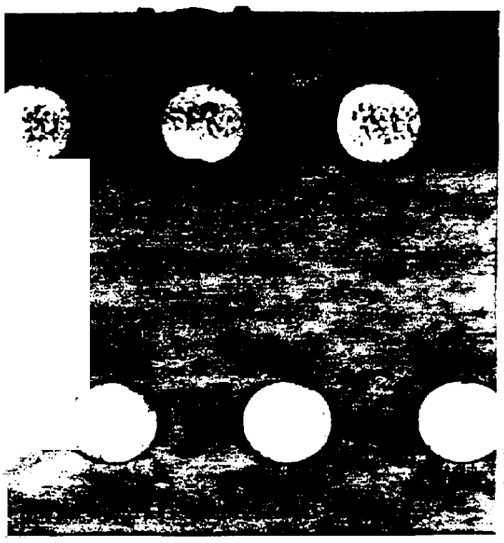
Donald W. Noer
AFFIANT

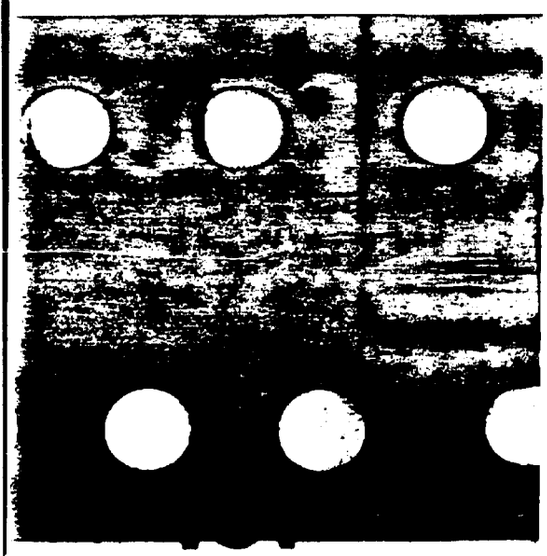
Sworn to and subscribed before me this 17th day of April, 1995.

Michelle W. Locke
NOTARY PUBLIC

My commission expires: 1-3-98

2350.9500/ml





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9656 PG 65

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
144500.00
CON TX 534.65
PRFEE 1.00
MTEED 8.00
TOTAL 543.65
CHECK 543.65
04/27/95 01 09:32 0001 4916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55230
IDENTIF. ↑ REFERENCE

95 APR 27 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904358