WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 80

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 95

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TN

Mail

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Atty., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Childers (NAME)	First American National Bank (NAME)	Map 64-16C
507 Selsey Court South (ADDRESS)	First American Center (ADDRESS)	Par. 4
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37237-0209 (CITY) (STATE) (ZIP)	4D 93660

FOR AND 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, William R. Spalding and wife, Laura Colleen Spalding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Childers

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:

BEING Lot No. 4 on the plan of Wembley Downs Subdivision, Section One, Second Revision as on the plat of record in Plat Book 7900, Page 301, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to William R. Spalding and wife, Laura Colleen Spalding by deed from Phillips Builders, Inc, of record in Book 8639, Page 692, Register's Office for Davidson County, Tennessee.

This conveyance is subject to setback lines and recorded easements of record in Book 7900, Page 301, said Register's Office.

This conveyance is subject to Decleration of Covenants, Conditions, and Restrictions of record in Book 8304, Page 623, and as amended in Book 8447, Page 633, said Register's Office.
This conveyance is subject to amended By-Laws of record in Book 9522, Page 349, said Register's Office.
This conveyance is subject to Charter of record in Book 8404, Page 718, said Register's Office.
This conveyance is subject to Quit Claim Deed for open space to Homeowner's Association of record in Book 8405, Page 408, said Register's Office.

4737 08/21 0101 03CHECK 339.78

This is improved (X) unimproved ( ) property, known as 507 Selsey Court South, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 31st day of July 19 95

William R. Spalding

William R. Spalding

Laura Colleen Spalding

Laura Colleen Spalding

BOOK 9768 PG 524

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Spalding and wife, Laura Colleen 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 at Mt. Juliet, Tennessee, this 31st day of July, 1995.

Commission expires April 25, 1998

Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

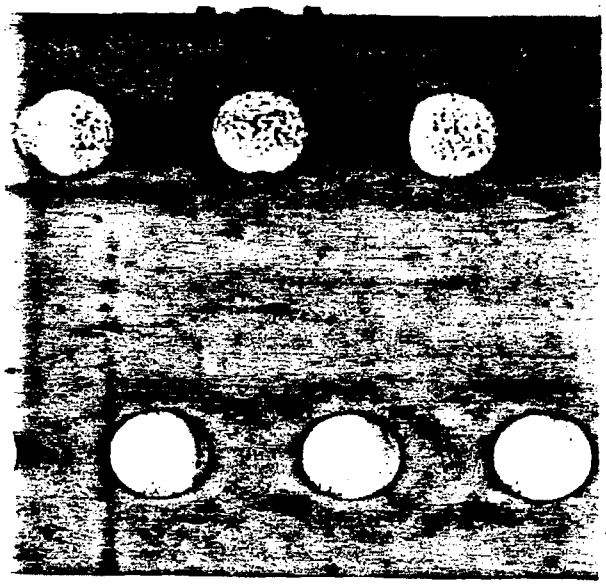
Notary Public

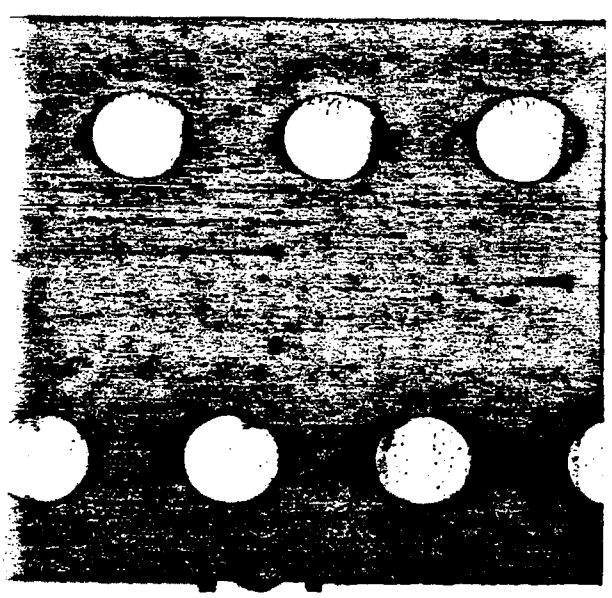
IDENTIF. ↑ REFERENCE

009156?

95 AUG 21 PM 2:01

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9768PG525

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 89400.00
CON TX 330.78
PRFEE 1.00
WDEED 8.00
TOTAL 339.78
CHECK 339.78

08/21/95 01 14:02 0001 4737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091569
IDENTIF. ↑ REFERENCE

95 AUG 21 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943696