This Instrument Prepared By:

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

WARRANTY DEED

BK 1290 PG 524

ADDRESS NEW OWNER:
James F. Delaney and Mary E. Delaney
224 Hearthstone Manor Lane
Brentwood, TN 37027

SEND TAX BILL:
To Owner

BOOK 9869 PG 371

MORTGAGEE:

NONE

MAP AND PARCEL:
MAP 160-15-0
GROUP
PARCEL A-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, Joe D. Sproles and wife, Charlene W. Sproles hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James F. Delaney and wife, Mary E. Delaney, 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 for said County.

Being the same property conveyed to Joe D. Sproles and wife, Charlene Sproles, by deed from Barbara G. Davis, Rita K. Gibbs and Kathy Groves, Heirs under the Last Will and Testament of Linnie Gibbs Travis, deceased, of record in Book 9219, page 503, Register's Office, Davidson County, Tennessee.

This is improved property known as 224 Hearthstone Manor Lane, 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 1995 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 James F. Delaney and wife, Mary E. Delaney, their heirs and assigns, forever; and we, Joe D. Sproles and wife, Charlene W. Sproles 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.

Witness our hands this the 15th day of May, 1995.

Joe D. Sproles

Charlene W. Sproles

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe D. Sproles and wife, Charlene W. Sproles the bargainors, 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 15th day of May, 1995.

NOTARY PUBLIC Robert M. Loffi

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 175,200.00.

AFFIANT

Subscribed and sworn to before me this 15th day of May, 1995.

NOTARY PUBLIC Robert M Loffi

My Commission Expires: November 20, 1996

0123203
IDENTIF. & REFERENCE

95 NOV 15 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9572 11/15 3101 03CHECK
8.00

State of Tennessee, County of WILLIAMSON
Received for record the 19 day of
MAY 1995 at 9:43 AM. (RECN 135910)
Recorded in official records
Book 1290 Page 524- 525
Notebook 54 Page 327
State Tax $ 648.24 Clerks Fee $ 1.00,
Recordins $ 8.00, Total $ 657.24,
Register of Deeds SADIE WADE
Deputy Register BRENDA KING