BOOK 10537 PG 813

Mail

This Instrument was prepared by Porch, Peeler, Williams and Thomason, Lawyers, 102 South Court Square, Waverly, Tennessee 37185. The name and address of the new owners and to whom the tax statement should be sent are Rusty L. Temple and Rita E. Temple, 517 Westcrest Drive, Nashville, Tennessee 37211.

The property is identified on the records of the Tax Assessor as Map 147-14, Parcel 118.

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 81,000 00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rusty L Temple
Affiant

Subscribed and sworn to before me this the 21st day of July, 1997.

Notary Public

My Commission Expires:

5/14/2001

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MILDRED J. SPRADLIN, this date have bargained and sold, and by these presents do transfer and convey unto RUSTY L. TEMPLE and wife, RITA E. TEMPLE, their heirs and assigns, a certain tract or parcel of land lying and being situated in Davidson County, Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Candlestick Farms, Section III, as of record in Book 3500, page 98, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the west margin of Westcrest Drive, at the corner of Lots Nos. 304 and 305; thence with the line between said lots, West 90 feet to a point; thence southwesterly 114.8 feet to a point in the northerly margin of an unnamed 60-foot street; thence with the margin of the same, easterly around a slight curve, 114.3 feet to the beginning of a curve; thence around a curve, in a northeasterly direction 39.3 feet to a monument in the west margin of Westcrest Drive; thence with the margin of the same, North 103.4 feet to the point of beginning.
>
> Being the same property conveyed to Edward R. Spradlin and wife, Mildred J. Spradlin, and James M. Spradlin by deed from Hallmark Construction Company, a Tennessee corporation, of record in Book 3870, page 438, Register's Office of Davidson County, Tennessee; Edward R. Spradlin's interest passed to Mildred J. Spradlin at his death; thereafter, James M. Spradlin conveyed his interest to Mildred J. Spradlin by Quitclaim Deed of record in Book 10429, page 646, Register's Office of Davidson County, Tennessee.

BOOK 1537 PG 814

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RUSTY L. TEMPLE and wife, RITA E. TEMPLE, their heirs and assigns, forever. And I do covenant with the said RUSTY L. TEMPLE and wife, RITA E. TEMPLE, that I am lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said RUSTY L. TEMPLE and wife, RITA E. TEMPLE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of June, 1997.

Mildred J. Spradlin

STATE OF TENNESSEE)
)
COUNTY OF Humphreys)

Personally appeared before me, a Notary Public in and for said County and State, the within named MILDRED J. SPRADLIN, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Waverly, Tennessee, this 13th day of June, 1997.

Melissa Gibson
Notary Public

My Commission Expires:

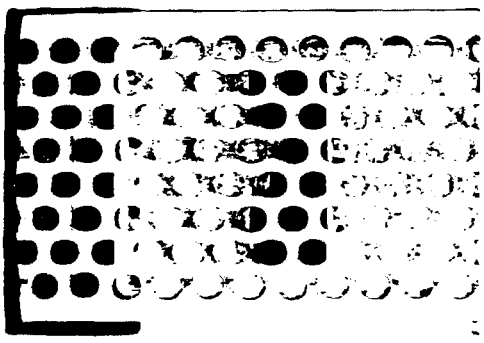
April 10, 2000

97 JUL 22 AM 10:05

03399912

2275 07/22 0101 Cashier

N:\TEMPLE R\STYLE REALEST\DAVIDSON CO 147-14 (1R DEED)



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11537 PG 815

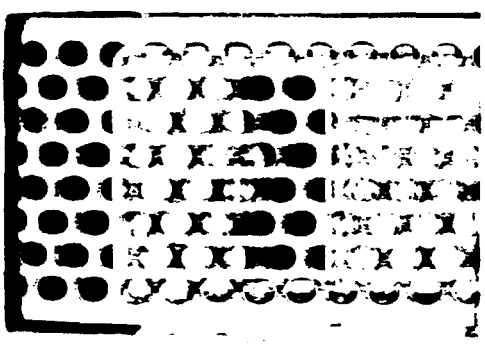
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT [illegible]
CON TX 2[illegible].70
PRFEE 1.00
MTEED 1.00
TOTAL 30[illegible].70
CHECK 30[illegible].70

07/22/97 01 10:04 0003 7[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0328912

IDENTIFICATION NUMBER

97 JUL 22 AM 10:05

FELIX Z. WILSON
DAVIDSON CO. CLERK
NASHVILLE, TN

No. 1177059