BOOK 10641 PG 275

THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
B. Collins Spaulding, et ux	SAME	OWNERS	MAP 178
9477 Hwy. 96 W			PARCELS 034, 053
FRANKLIN, TN. 37064			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty-five Thousand and no/100 ($425,000.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **MARY ANN SOUTH,** single (Grantor), have bargained and sold and by these presents does hereby transfer and convey unto **B. COLLINS SPAULDING AND WIFE, PATRICIA M. SPAULDING** (Grantees), their heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land as shown on Property Map 178, Assessor's Office, and lying in Davidson County, Nashville, Tennessee. Bounded in general by State Highway 96 on the North; Alice Christy et al. on the East; Elmer A. Jones and Robert Fulcher on the South and Helen F. Bradford on the West, more particularly described as follows:

Beginning at an existing iron pin at a broken state highway monument on the south side of State Highway 96, the northwest corner of Alice Christy et al, (Ref. Deed Book 10200, page 51, R.O.D.C.); thence leaving Highway 96 and with Christy's west line S. 65 deg. 11 min. 26 sec. W 847.35 ft. to an existing iron pin on top of the ridge, Christy's southwest corner and a corner to Elmer A. Jones (Ref. Deed Book 4843, page 965 R.O.D.C.); thence leaving Christy and with Elmer Jones east line N 18 deg. 38 min. 56 sec. E. 299.25 ft. to an iron pin set south of Little East Fork Creek; thence with Mary South's line passing through a Deed overlap with Jones and Robert D. Fulcher (Ref. Deed Book 10271, page 41, R.O.D.C.) along the base of the ridge N 63 deg. 44 min. 59 sec. W 973.29 ft. to a point in Little East Fork Creek; thence leaving the creek and Richard Fulcher and with the center of Little East Fork Road running east of Helen Bradford (Ref. Deed Book 6777, page 124, R.O.D.C.) N 23 deg. 24 min. 56 sec. W passing a witness iron pin at 90.20 ft. in all 879.63 ft. to a mag nail set in the center of said road at the intersection of State Highway 96; thence leaving Little East Fork Road and with the south right of way of State Highway 96 and a curve to the left having the following characteristics: Delta = 00 deg. 40 min. 47 sec.; Radius = 2401.83 ft.; Arc = 28.50 ft.; Tangent = 14.25 ft.; Chord = S 54 deg. 13 min. 51 sec. E 28.50 ft. to an iron pin set; thence with a spiral to the left with 50 ft. segments S 55 deg. 08 min. 16 sec. E 53.91 ft. to a point; thence S 56 deg. 11 min. 03 sec. E 50.00 ft.; thence S 56 deg. 55 min. 10 sec. E 50.00 ft.; thence S 57 deg. 24 min. 35 sec. E 50.00 ft.; thence S 57 deg. 39 min. 18 sec. E 50.00 ft. to an iron pin set; thence S 57 deg. 41 min. 45 sec. E 874.14 ft. to an iron pin set; thence S 77 deg. 05 min. 10 sec. E 106.60 ft. to a State Highway 96 monument; thence S 57 deg. 38 min. 10 sec. E. 743.86 ft. to an iron pin set; thence S 32 deg. 21 min. 50 sec. W 94.44 ft. to an iron pin set; thence S 04 deg. 36 min. 10 sec. E 60.00 ft. to an iron pin set on the north edge of Little East Fork Creek; thence N 85 deg. 18 min. 09 sec. E 236.25 ft. to the point of beginning, containing 18.43 acres, more or less and being all the Mary Ann South property as recorded in Deed Book 7035, page 710, Register's Office of Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Being the same property conveyed to Mary Ann South by warranty deed of Martha D. Decker of record in Book 7035, page 710, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD 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 Grantor covenants with the said Grantees, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except by any taxes for the year 1997 which will be prorated as of date of deed and paid by Grantee when due; agreement for dedication of easement for street construction purposes and/or right of way dedication of record in Book 9788, page 696, said Register's Office; Little East Fork Road running through the subject 18.43 acres was abandoned by Council Bill 95-1456; subject to a 75 foot creek maintenance easement on the northeast corner as shown on State Highway Plans 94012-2207 and 19150-2203-04; subject to 40 foot easement to Middle Tennessee Electric Membership Corporation which runs through the center of the above tract; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; and all existing highway, roadway and utility easements.

And Grantor does further covenant and bind herself, her heirs, representatives, successors and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25 day of SEPTEMBER, 1997.

Mary Ann South Heir

MARY ANN SOUTH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Donna L. Savage, the undersigned, a Notary Public, in and for said State and County, **MARY ANN SOUTH,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 25 day of SEPTEMBER, 1997.

Donna L Savage

NOTARY PUBLIC

My commission expires:

1/30/2001

DONNA L. SAVAGE * NOTARY PUBLIC AT LARGE * WILLIAMSON CO., TENN.

BOOK 10641 PG 277

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ 425,000.00

B. Caldwell Spaulding

Sworn to and subscribed before me this the 25th day of Sept., 1997.

Donna L. Daugherty
NOTARY PUBLIC

My commission expires:
11/30/2001

DONNA L. SAVAGE NOTARY PUBLIC AT LARGE TENN.

0357603

IDENTIFICATION

97 OCT -9 PM 2:18

REGISTER

MAIL ENV.

8344 10/09 0101 03CH

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10641 PG 278

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 425000.00	
			CON TX 1572.50	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 1585.50	
			CHECK 1585.50	
10/09/97	0_		14:23 0001 8744	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0357603
IDENTIFICATION REFERENCE

97 OCT -9 PM 2:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1207670