BOOK 10981 PG 35

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Timothy C. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 98

Notary Public

MY COMMISSION EXPIRES: 12-23-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy C. Martin (NAME)	FT Mortgage Companies dba (NAME)	MAP 103-01-01
231 Marcia Avenue (ADDRESS)	10741 King William Drive (ADDRESS)	PARCEL 066.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Dallas, Texas 75220 (CITY) (STATE) (ZIP)	

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, George W. Spurlock, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy C. Martin

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:

The following described tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 1B on the Revision of John B. Cowden's Fourth Subdivision of record in Plat Book 8250, page 778, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete and accurate legal description.

Being the same property conveyed to George W. Spurlock, Sr. by deed from Dorris C. Spurlock by deed from James Henry Williams and Murline Craven Williams of record in Book 4534, page 797, Register's Office for Davidson County, Tennessee. By deed of record in Book 5045, page 804, Dorris C. Spurlock conveyed a portion of subject property to George W. Spurlock, Sr. and by quitclaim deed from Gertrude Robinson of record in Book 10821, page 53, said Register's Office.

ENCUMBERED AS FOLLOWS:
Davidson County taxes for the year 1998 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata share thereof to GRANTEE who will be responsible for payment of said taxes when they become due and payable.

CONTINUED

unimproved ( )
This is improved (X) property, known as 231 Marcia Avenue, Nashville, Tennessee 37209
(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 my hand this 12th day of June 19 98

George W. Spurlock, Sr.
George W. Spurlock, Sr.

BOOK 10981 PG 36

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. Spurlock, Sr.

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 12th day of June 19 98.

Commission expires 12-23-2001

Notary Public

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

CONTINUATION

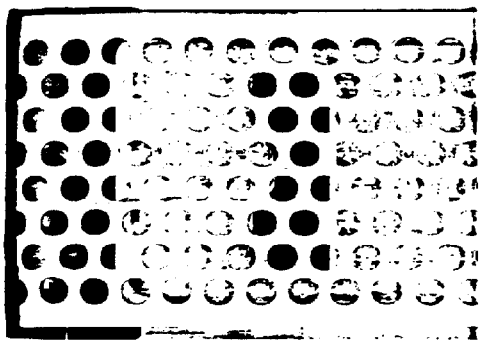
Map 103-01-01, Parcel 066.00

All matters appearing on the Revision of John B. Cowden's Fourth Subdivision of record in Plat Book 8250, page 778, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6122, page 334, Register's Office for Davidson County, Tennessee.

Easement to the City of Nashville of record in Book 1639, page 8, Register's Office for Davidson County, Tennessee.

0451861
IDENTIFICATION REFERENCE
98 JUN 17 PM 3:27
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
2210 06/17 0101 03CHECK 193.63



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

RECEIVED OF _____

FOR _____

BOOK 10981 PG 37

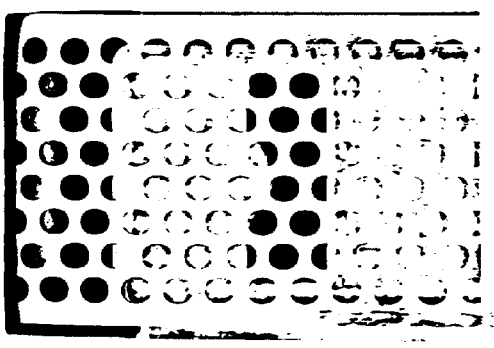
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 49900.00
CON TX 184.63
PRFEE 1.00
WDEED 8.00
TOTAL 193.63
CHECK 193.63

06/17/98 01 15:27 0001 2210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



045186 I
IDENTIF. & REFERENCE

98 JUN 17 PM 3:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1308060