WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **30th** day of **April, 1999** by and between

ADAM BURTON SPAIN and ANGELA SPAIN, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

BOOK 11477 PG. 711

WILLIE BOND, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

BEING LOT NO. 18 ON THE PLAN OF WILLIAMS FIRST ADDITION TO EDGEFIELD, OF RECORD IN PLAT BOOK 21, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO ADAM BURTON SPAIN AND WIFE, ANGELA SPAIN BY DEED FROM WANDA WILLIAMS, UNMARRIED, OF RECORD IN BOOK 9701 PAGE 705 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

0586629
IDENTIFICATION REFERENCE

99 MAY 13 PM 1:01
CLT & MST'S REGISTER
DAVIDSON COUNTY, TN.

ADAM BURTON SPAIN

ANGELA SPAIN

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ADAM BURTON SPAIN and ANGELA SPAIN, HUSBAND AND WIFE**, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **April, 1999**.

PENNINGTON GRUBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expiration: _____

My Commission Expires MAR. 29, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$150,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **30th** day of **April, 1999.**

PENNINGTON GRUBB NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expiration:_____

My Commission Expires MAR. 29, 2003

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	WILLIE BOND 625 BOSCOBEL STREET NASHVILLE, TN 37206	625 BOSCOBEL STREET NASHVILLE, TN 37206 MAP PARCEL NUMBER 82-16-314

05/13/99 0810 TOTO 37.50
00-7995

WD-MULTI.DOC
File No. 99-484

NASHVILLE ESCROW CO.
Title Co. T.G. No.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11477 PG. 713

0586629

IDENTIFICATION REFERENCE

99 MAY 13 PM 1:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	AMT
	150000.00
CON TX	555.00
PRFEE	1.00
MTGTAX	8.00
CFEE	2.00
TOTAL	566.00
CHECK	566.00

05/13/99 01 13:04 0001 5680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460319