PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40958
Dav. Co. File: Box 8

BOOK 11534 PAGE 632

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Clyde Spencer, Jr. Joy O. Spencer 7 Middleton Park Lane Nashville ,TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 157-8-A-8

99 JUN 18 PM 2:04

06015565

WARRANTY DEED
{Corporate}

FOR AND IN CONSIDERATION of the sum of **$ 578,888.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Khoury Brothers, LLC**, a tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clyde Spencer, Jr. and spouse, Joy O. Spencer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Middleton 3rd Revision of record in Book 6900, page 900, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Khoury Brothers, LLC, a Tennessee Limited Liability Company, by deed from Eric Ison and Julia Ann Ison, of record in Book 11150, page 85 and re-recorded in Book 11310, page 316, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 900, said Register's Office, which Plan shows a 10 foot minimum building setback line from Middleton Park Lane and Sturbridge Court together with additional setback designations and 10 foot easement for public utility and drainage purposes along the southeasterly line(s); Transformer easement located on the southwesterly corner of said lot.; 5 foot NES underground easement along the northerly and northwesterly lines of said lot; Subject to a 10 foot drainage easement across the northwesterly portion of said lot; Subject to a 5 foot public utility and drainage easement located on the north line of said lot, together with a fire hydrant located therein; The Declaration of Covenants, Conditions and Restrictions of record in Book 9816, page 844 and Book 10714, page 744, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Exhibits "A" and "B" are being recorded herewith for the express purpose of clarifying the interpretation of the Architectural Review Committee of the Homeowner's Association in determining that the subject property is an interior lot for the purposes of determining setback lines.

This is improved property, known as: 7 Middleton Park Lane, Nashville ,TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 11534 PAGE 533

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of June, 1999.

Khoury Brothers, LLC

By: _____
Title:

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared George Khoury with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chief Member (or other officer authorized to execute this instrument) of Khoury Brothers, LLC, the within named bargainor, a tennessee limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 17th day of June, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

_____
Notary Public

My Commission Expires: _____

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 578,888.00

_____
Affiant

Sworn and subscribed before me on the 17th day of June, 1999.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

_____

Exhibit "A"

June 16, 1999

BOOK 11534 PAGE 531

To whom it may concern:

As Director of the George and Sally R. Hicks Estate, developer of Middleton, a residential planned unit development located in Nashville, Tennessee, and active member of the Architectural Review Committee for Middleton, I hereby affirm that Lot #8 (7 Middleton Park Lane) is considered an interior lot for purposes of setback determination. Our position in this matter is made due to the fact that Lot #8 (7 Middleton Park Lane) is faced in its entirety by Middleton Park Lane, therefore by definition making it an interior rather than corner lot.

Terry Lee Tidwell
Director, George and Sally R. Hicks Estate
Member, Middleton Architectural Review Committee

Reference: 2nd Revision, MIDDLETON, Plat recorded March 29, 1987, Book #6900, Page #257

INTERIOR LOTS

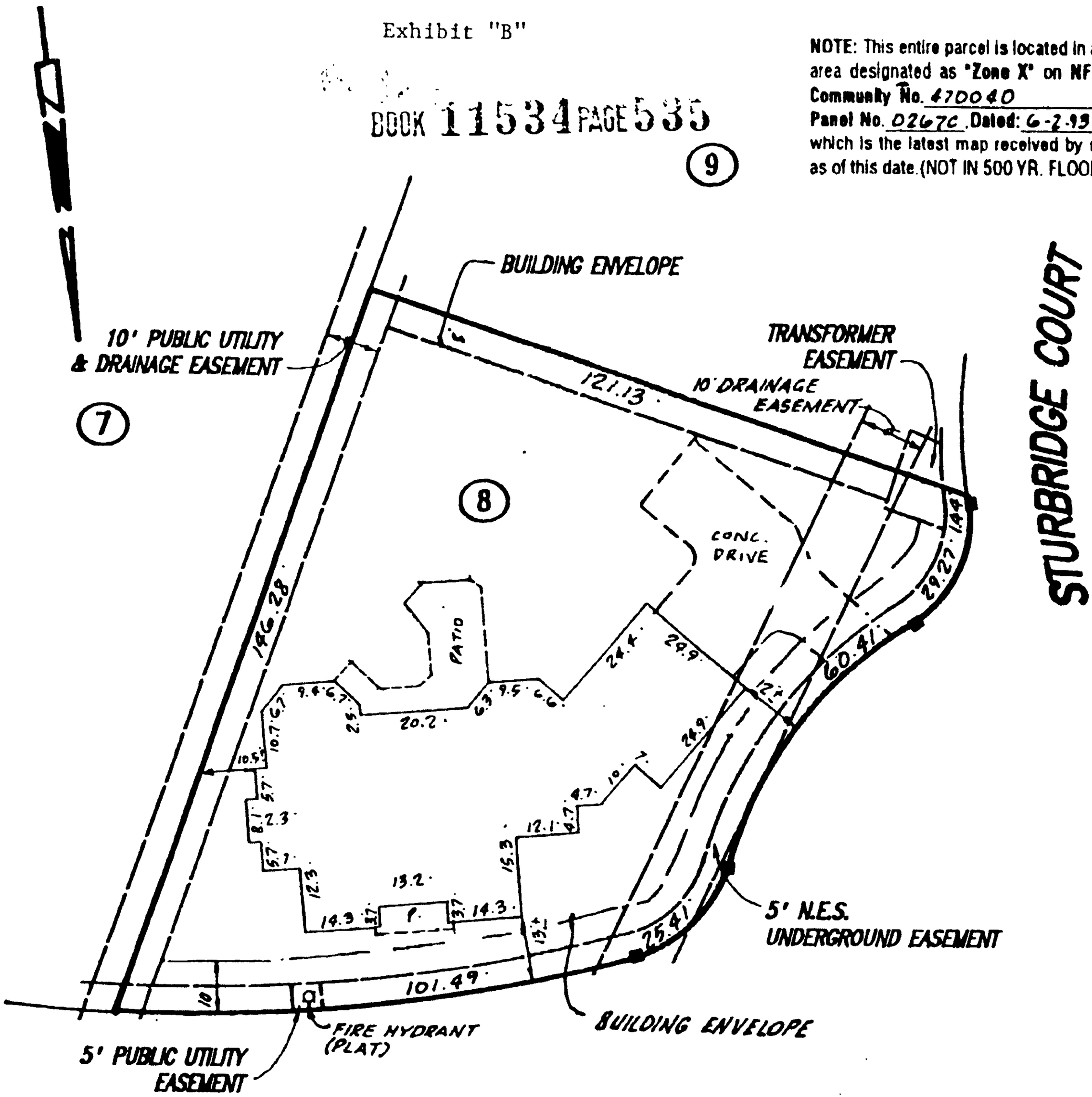
"Minimum building setback to be 10' or varies as indicated."

Exhibit "B"

BOOK 11534 PAGE 535

(9)

NOTE: This entire parcel is located in an area designated as "Zone X" on NFIP Community No. 470040, Panel No. 0267C, Dated: 6-2-99, which is the latest map received by us as of this date. (NOT IN 500 YR. FLOOD)



MIDDLETON PARK LANE

MORTGAGE LOAN INSPECTION

OWNER: CLYDE SPENCER, JR. & JOY O. SPENCER

SCALE: 1" = 30'

DATE: MAY 19, 1999 ~~OCTOBER 2, 1998~~

PROPERTY LOCATED: 7 MIDDLETON PARK LANE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT NO. 8 ON THE PLAN OF
3RD REVISION – MIDDLETON

RECORDED: BOOK 6900 – PAGE 900 – R.O.D.C.

This MORTGAGE LOAN INSPECTION should not be represented to be a general property survey as defined under Rule 0820-3-.07. It is a limited nonmonumented survey done under the authority of TCA 62-18-126 for the use of the lender. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

By: _____

SIGNED: JOHN KOHL & COMPANY, P.C.

© 1999 John Kohl & Co., P. C.

LESLIE FLOWERS REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE No. 1858

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11534 PAGE 536

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

U6U1565

IDENTIFICATION & REFERENCE

99 JUN 18 PM 2:03

REGISTER
DAVIDSON CO. TN.

CAMT
578888.00
CON TX 2141.88
PRFEE 1.00
MDEED 16.00
CFEE 2.00
TOTAL 2160.88
CHECK 2160.88

06/18/99 01 14:07 0001 1622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480194