WARRANTY DEED

Instr:200002230017803 Page: 1 OF 2
REC'D FOR REC 02/23/2000 12:51:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $333.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

x Darryl Dinning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF February 20 00

Notary Public

MY COMMISSION EXPIRES: March 20 20

(AFFIX SEAL)

NOTARY PUBLIC GREGORY E. JESSEE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: *First American Bank	MAP-PARCEL NUMBERS
Darryl Dinning (NAME)	AmSouth Bank, operating as * (NAME)	MAP 81-16
1016 Jefferson Street (ADDRESS)	4th and Union, 1st American Cen. (ADDRESS)	PARCEL 385
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37237-4502 (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, Eldon R. Spraker, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darryl Dinning and Joan McCartney, Joint Tenants with Right of Survivorship

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:

Land in Davidson County, Tennessee, being the east half of Lot No. 151 in D. T. McGavock's First Addition to North Nashville, of record in Book 10, Page 608, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eldon R. Spraker, III by deed from Church of God or Sanctified Church, as of record in Book 8527, Page 672, Register's Office for Davidson County, Tennessee.

Emma J. Hynes obtained Life Estate of subject propertyin Deed Book 5892, Page 637, Register's Office for Davidson County, Tennessee. The said Emma J. Hynes died December 11, 1982, proof of same having been obtained by the preparer of this instrument.

unimproved ( )
This is improved (X) property, known as 1016 Jefferson Street, Nashville, TN 37208
(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 16th day of February XX2000

Eldon R. Spraker, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eldon R. Spraker, III

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 Nashville, Tennessee, this 16th day of February XX2001

Commission expires July 24, 2001

Notary Public

KERI V. MCGINNIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF ~~KERI V. MCGINNIS~~ - Kim

Before me, ~~KERI V. MCGINNIS~~ Eldon R. Spraker, III a Notary Public within and for the State and County aforesaid, personally appeared ~~Eldon R. Spraker, III~~ Kim

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