This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map 178-00-0034-00 & 0053.00

Davidson County DEEDWARR
Recvd: 06/20/01 09:06 3pgs
Fees:15.00 Taxes:1594.70
20010620-0065223

Send Tax Statements To:
LINDA F. BURNSED, TRUSTEE
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

Name/Address New Owner:
SAME

Name of Mortgagee:
CAPITAL BANK & TRUST COMPANY

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, B. COLLINS SPAULDING, a single person and PATRICIA M. SPAULDING, a single person, have bargained and sold and by these presents do transfer and convey unto LINDA F. BURNSED, TRUSTEE, with full power to sell, assign, convey, mortgage, hypothecate or encumber, without joinder of any beneficiary, its successors and assigns forever, the following described property, 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.

Being the same property conveyed to B. Collins Spaulding and wife, Patricia M. Spaulding by deed from Mary Ann South, of record in Book 10641, page 275, Register's Office of Davidson County, Tennessee. B.

Collins Spaulding and Patricia M. Spaulding, having since divorced, hold title as tenants in common.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND WE DO COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2001 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. Agreement for dedication of easement for street construction purposes and/or right of way dedication of record in Book 9788, page 696, Register's Office of Davidson County, Tennessee.

3. Little East Fork Road running through subject 18.43 acres was abandoned by Council Bill 95-1456.

4. Subject to a 75 foot creek maintenance easement on the northeast corner as shown on State Highway Plans 94012-2207 and 19150-2203-04.

5. Subject to 40 foot easement to Middle Tennessee Electric Membership Corporation which runs through the center of the above tract.

6. Subject to overlaps and/or encroachments with adjoining property owners as reflected on surveys prepared by Randolph L. Chapdelaine (survey date unknown) and John Kohl & Company, dated May 25, 2001.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 15th day of June, 2001.

B. Collins Spaulding
B. COLLINS SPAULDING

Patricia M. Spaulding
PATRICIA M. SPAULDING

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 B. COLLINS SPAULDING, a single person and PATRICIA M. SPAULDING, a single person, the 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 and seal, at office, on this 15th day of June, 2001.

My Commission Expires:
1-19-05

Notary Public

JOHN L. SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $431,000.00.

Affiant

Sworn to and subscribed before me on this the 19th day of June, 2001.

My Commission Expires:
1-19-05

Notary Public

