Davidson County DEEDWARR
Recvd: 08/29/02 08:03 2pgs
Fees:13.00 Taxes:164.65
20020829-0104513

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by ELDON R. SPRAKER III, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, ROY F. HUDDLESTON, and ANTHONY CHERRY, have bargained and sold, and by these presents do transfer and convey unto the said ELDON R. SPRAKER III, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, beginning at a point on the northerly margin of O'Brien Avenue formerly Martha Street, southwest corner of the property conveyed to Sheila Cheek and wife, by deed from J.C. Hand and wife, as of record in Book 1583, Page 391, Register's Office; thence with a western boundary line of said Cheek property, northwardly 150 feet to a point on the southerly margin of a 12 foot alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 150 feet more or less to a point on the northerly margin of said O'Brien Avenue; thence with a northerly margin of said avenue, eastwardly 50 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING:

Beginning at a point on the southern existing right of way of I-40, said point located on the southeast corner of the property, the common corner with property owned by Secretary of Housing & Urban Development of Washington, D.C. of record in Book 10902, Page 691, Register's Office for Davidson County, and being 14.824 meters (48.64 feet) right of Ramp B survey centerline station 520+284.892; thence northwesterly along the common line, and being 6.203 meters (20.351 feet) to a point located on the northwestern corner of the property, the common corner with the property owned by Secretary of Housing & Urban Development of Washington, D.C., said point located also on the southern existing right of way of a 3.658 meter (12.00 feet), more or less, wide alley, and being 8.600 meters (28.215 feet), more or less, right of Ramp B survey centerline station 520+285.500, more or less; thence north 88 degrees 58 minutes 27 seconds east along the existing alley right of way, and being 15.240 meters (50.00 feet) to a point located on the northeastern corner of the property, the common corner with property owned by Howard Randall Sweeney, with Life Estate to Mary V. Sweeney, of record in Book 9181, Page 23, and being 10.500 meters (34.449 feet), more or less, right of Ramp B survey centerline station 520+300.500, more or less; thence southeasterly along the common line, and being 3.569 meters (11.710 feet) to a point on the common line, said point located also on the southern proposed right of way of I-40, and being 14.198 meters (46.58 feet) right of Ramp B survey centerline station 520+300.390; thence south 79 degrees 21 minutes 38 seconds west along the proposed right of way of I-40, and being 6.492 meters (21.300 feet) to a point 14.449 meters (47.40 feet) right of Ramp B Survey centerline station 520+294.102; thence south 79 degrees 13 minutes 53 seconds west along the proposed right of way of I-40, and being 9.191 meters (30.153 feet) to the point of beginning

Being part of the same property conveyed to ROY F. HUDDLESTON and ANTHONY CHERRY by Substitute Trustee's Deed from I Dyke Tatum, Substitute Trustee, of record as Instrument No. 20020702-0079359, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ELDON R. SPRAKER III, his heirs and assigns, forever. And we do covenant with the said ELDON R. SPRAKER III, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind

ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said ELDON R. SPRAKER III, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 23rd day of August, 2002.

ROY F. HUDDLESTON

ANTHONY CHERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ROY F. HUDDLESTON and ANTHONY CHERRY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 23rd day of August, 2002.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $44,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 26th day of August, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/14/05

MAP 91-14
PARCEL 46.00

ADDRESS OF NEW OWNERS:
ELDON R. SPRAKER III
6604 Ellesmere Rd.
Nashville, TN 37205

SEND TAX BILLS TO:

SAME