03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $52,000.00

Affiant

Subscribed and sworn to before me, this 14th day of October, 2002.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 10/18/02 14:54 2pgs
Fees:13.00 Taxes:192.40

20021018-0128378

Address of New Owner:	Send Tax Bills to:	Tax Information
Billabong Enterprises, Inc. 1328 Mars Drive Nashville TN 37217	New Owner 1034 Caldwell Lane Nashville, TN 37204	120-02-0-115.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark D. Spraker and wife, Sharon A. Spraker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Billabong Enterprises, Inc., hereinafter called the Grantees, their successors 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 Lot No. 63 on the Plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark D. Spraker and wife, Sharon A. Spraker by deed from James R. Hutcherson and wife, Jessie N. Hutcherson of record in Book 10300, Page 914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1328 Mars Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of October, 2002.

Mark D. Spraker

Sharon R. Spraker

STATE OF NORTH CAROLINA
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark D. Spraker and Sharon R. Spraker, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Raleigh, NC, this 14th day of October, 2002.

Notary Public

My Commission expires September 1, 2007

NOTARY PUBLIC