Davidson County DEEDWARR
Recvd: 05/21/03 09:09 2pgs
Fees:13.00 Taxes:145.04
20030521-0069017

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Eldon R. Spraker III
6600 Ellesmere Road
Nashville, TN 37205

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-7
PARCEL 27
12DZ-5330

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Maude C. Lawson Tolbert and husband, Forrest B. Tolbert hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eldon R. Spraker III, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the westerly one-half of Lot No. 103, on the Plan of Haynie's Oriental Subdivision, of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Maude C. Lawson Tolbert and husband, Forrest B. Tolbert, by deed from Maude C. Lawson of record in Book 6789, Page 765, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2003 have been pro-rated and assumed by Grantee.

THIS conveyance subject to such easements and setback lines of record in said Register's Office.

This is improved property known as 192 Queen Avenue, Nashville, TN 37207.

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, unmarried, his heirs and assigns, forever; and we, Maude C. Lawson Tolbert and husband, Forrest B. Tolbert do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of May, 2003.

Maude C. Lawson Tolbert

Forrest B. Tolbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Maude C. Lawson Tolbert and husband, Forrest B. Tolbert 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 39,200.00.

AFFIANT

Subscribed and sworn to before me this 15th day of May, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/2004