Davidson County DEEDWARR
Recvd: 08/25/03 09:56 3pgs
Fees:18.00 Taxes:758.50
20030825-0122825

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mid American Properties, Inc. 324 Westchester Drive Madison, TN 37115	Same as New Owner	Map 42-14 Parcel 107 Field Book 11D11780

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SHELBY JEAN SPAIN a/k/a SHELBY J. SPAIN a/k/a JEAN SPAIN, an unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents do transfer and convey unto MID AMERICAN PROPERTIES, INC., a Tennessee Corporation, its successors or assigns, hereinafter referred to as the "GRANTEE", two (2) tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Holiday Hills, as of record in Book 3600, page 28, Register's Office for said County, described as follows:

BEGINNING on the northeasterly margin of Holiday Drive at the corner of Lots Nos. 16 and 17; thence with the line between said two Lots northeasterly 168.1 feet; thence southeasterly 182.7 feet to the westerly margin of Westchester Drive; thence with the same around a slight curve southerly 155.27 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 37.62 feet to the northeasterly margin of Holiday Drive; thence with the same around a slight curve, northwesterly 105.69 feet, and continuing with the same North 5 degrees 07' West 113 feet to the beginning.

Being the same property conveyed to Billy Wayne Spain and wife, Shelby Jean Spain by deed of record in Book 4043, page 171, Register's Office for Davidson County, Tennessee. Billy Wayne Spain died on February 19, 1998, at which time Shelby Jean Spain became vested with ownership and title to the said property.

TRACT 2:
Land in Davidson County, Tennessee, being shown as Tract "A" on the survey by Ernest S. Van Hoozer, T.R.L.S. #1484, 118 South Second Street, Pulaski, TN 38476, dated June 12, 1990, and being the southwestern part of Lot 16 of Holiday Hills subdivision, of record in Plat Book 3600, page 28, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point North 240 feet, more or less, from the intersection of Westchester Drive and Holiday Drive, along the easterly margin of Holiday Drive, being the Southwest corner of Lot 16 of Holiday Hills Subdivision, of record in Plat Book 3600, page 28, Register's Office for Davidson County, Tennessee; thence following Holiday Drive North 5 degrees 07' West 107.30 feet to a point; thence leaving Holiday Drive North 82 degrees 59' East 144.49 feet to a point; thence South 17 degrees 04'

East 114.58 feet to a point; thence South 84 degrees 53' West 168.15 feet to the point of beginning in the easterly margin of Holiday Drive.

Being the same property conveyed to Billy W. Spain and wife, Jean Spain by deed of record in Book 9084, page 520, Register's Office for Davidson County, Tennessee. Billy W. Spain died on February 19, 1998, at which time Jean Spain became vested with ownership and title to the said property.

The mailing address to the said property is 323 Westchester Drive, Madison, Tennessee 37115.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

By her signature hereto, SHELBY JEAN SPAIN a/k/a SHELBY J. SPAIN a/k/a JEAN SPAIN represents and warrants that all debts and obligations owing by Billy W. Spain a/k/a Billy Wayne Spain during his lifetime or by reason of his death, have been fully paid and satisfied.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors or assigns, forever.

And, the GRANTOR, does covenant with the said GRANTEE, that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. State and County Real Property Taxes for the taxable year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as shown on the Plan of Holiday Hills, as shown on the Plat of record in Plat Book 3600, page 28, Register's Office for Davidson County, Tennessee.

3. Subject to restrictive covenants filed for record in Book 3927, page 917, Register's Office for Davidson County, Tennessee.

4. Subject to all utility easements serving the said property.

And, I, the GRANTOR, further covenants and binds myself, my heirs and personal representatives to warrant and forever defend the title to the said land unto the said GRANTEE, its successors or assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Shelby Jean Spain

SHELBY JEAN SPAIN a/k/a SHELBY J. SPAIN a/k/a JEAN SPAIN, unmarried

"GRANTEE"

MID AMERICAN PROPERTIES, INC.

By: James H Benson Pres.

JAMES H. BENSON, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELBY JEAN SPAIN a/k/a SHELBY J. SPAIN a/k/a JEAN SPAIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of August, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES H. BENSON, with whom I am personally acquainted and who acknowledged himself to be the President of MID AMERICAN PROPERTIES, INC., and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this the 18th day of August, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Sworn to and subscribed before me, this the 18th day of August, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005