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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 $25,500.00

Affiant

Subscribed and sworn to before me, this 20th day of October, 2003.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 11/11/03 13:19 2pgs
Fees:13.00 Taxes:94.35

20031111-0165012

Address of New Owner:	Send Tax Bills to:	Tax Information
Eldon R. Spraker	New Owner	103-1-93
6014 Hill Circle	6600 Ellesmere Rd	
Nashville TN 37209	Nashville, TN 37205	

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, Johnny R. Hackney, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eldon R. Spraker, 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 the 8th Civil District of Davidson County, Tennessee, fronting on the north side of Hill Circle Road, being the south portion of Lot No. 5 of Section 2 of the John S. Cowden Subdivision extended to the north margin of Hill Circle Road, more particularly described as follows:

Beginning at the midway point of the east boundary of Lot No. 5 of the John S. Cowden Subdivision, Section 2, and running South 22 deg. East 228 feet to a stake, the southeast corner of Lot No. 5 and the southwest corner of Lot No. 4 of said Subdivision; thence continuing South 22 deg. East to the north margin of Hill Circle Road; thence along the north margin of Hill Circle Road in a generally westwardly direction about 126.4 feet to an iron stake; thence north 20 deg. West with the eastern boundary of Lot No. 6 as extended and then along the eastern boundary of Lot No. 6 in all 287 feet to the midway point of the eastern boundary line of Lot No. 6; thence north 82 deg. East 100 feet to the point of beginning, being the south portion of Lot No. 5 extended to the south boundary of Hill Circle Road.

Being the same property conveyed to Johnny R. Hackney by deed from Robert E. Jordan, of record in Instrument No. 20031111-0165011, Register's Office for Davidson County, Tennessee.

Subject property is not the usual residence of the grantor.

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 6014 Hill Circle, Nashville, TN 37209

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 20th day of October, 2003.

Johnny R. Hackney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 20th day of October, 2003.

Notary Public

My Commission expires 03/14/05