THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14A
239391

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William B. Spaulding 12610 Old Hickory Blvd. Antioch, TN 37013	New Owner	Map/Parcel # 17500013000

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, the undersigned, RANDALL EUGENE YEARGIN A/K/A RANDY YEARGIN, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM B. SPAULDING, hereinafter called the Grantee, his heirs and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 2 of Clifton Acres, as of record in Book 5050, Page 84, in the Register's Office for Davidson County, Tennessee, to which reference is made hereto and incorporated herein by reference.

This being unimproved commercial property is also known as Tract No. 2, Clifton Acres, Antioch, Davidson County, Tennessee.

Being the same property conveyed to Randy Yeargin by Warranty Deed dated August 19, 1977, of record in Book 5186, Page 877, Register's Office for Davidson County, Tennessee. See also Deed at Book 9248, Page 568, said Register's Office.

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, his heirs and assigns, forever; and Grantor covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120028923 DEEDWARR
Recvd: 04/20/12 10:28 2 pgs
Fees:13.00 Taxes:740.00
20120420-0033899

IN WITNESS WHEREOF, the Grantors have executed this instrument this 17th day of April, 2012.

Randall Eugene Yeargin a/k/a Randy Yeargin

Randy Yeargin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Eugene Yeargin a/k/a Randy Yeargin, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of April, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

William B Spaulding
Affiant

Subscribed and sworn to before me this 17th day of April, 2012.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13