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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

26,000.00 X Archie N. Spain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 19 78

Notary Public

MY COMMISSION EXPIRES: 8/14/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Atty, 20th Fl.-First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARCHIE NEIL SPAIN (NAME)	Greater Suburban Mtg. Co. (NAME)	Map 34-5
212 Alta Loma Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1166 (STREET ADDRESS)	Par. 85
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Lafayette, California 94549 (CITY) (STATE) (ZIP)	10D 38025

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES J. ANDERSON AND WIFE, BRENDA K. ANDERSON, NOW DECEASED, by MAXINE ANDERSON COVINGTON, SOLE HEIR AT LAW, AND HUSBAND, WAYNE D. COVINGTON HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARCHIE NEIL SPAIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of Lot No. 19 on the Plan of Bransford Realty Company's Alta Lome Subdivision as of record in Book 421, page 44, Register's Office for said County, described according to a survey by Harvey Gee, February 11, 1959, as follows:

BEGINNING on the southerly margin of Alta Lome Road at the northeast corner of the property conveyed to Herman L.Mathis and wife, by deed from Harold D. Gregory and wife, of record in Book 2908, page 27, said Register's Office; thence with Mathis' eastern boundary line southerly 228.5 feet; thence easterly 50 feet; thence northerly 227.7 feet to the southerly margin of Alta Loma Road; thence with the same westerly 55 feet to the beginning.

Being the same property conveyed to James J. Anderson and Wife, Brenda K. Anderson by deed from George W. Pennington et ux Betty M. Pennington of record in Book 3280, page 336, Register's Office for Davidson County, Tennessee, the said James J. and Brenda K. Anderson having since died.

This is unimproved ( ) improved (X) property, known as 212 Alta Loma Drive, Madison, TN 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hand S this 27th day of November, 19 78

Maxine Anderson Covington
MAXINE ANDERSON COVINGTON

Wayne D. Covington
WAYNE D. COVINGTON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Maxine Anderson Covington and Wayne D. Covington

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November 19 78

Commission expires 8/15/79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Maxine Anderson Covington

TO
ARchie Neil Spain

Please record and file in Box "7"

F 0 4 2 6 4

IDENTIF. REFERENCE

DEC 8 2 26 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-8-78	CONV	26,000.00			
DEC-8-78	S'TAX		B*	67.60	
DEC-8-78	PR'FEE		B*	.50	
DEC-8-78	W'DEED		B*	4.00	* 72.10