FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Ronald E. Fones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF April, 19 80

Notary Public

MY COMMISSION EXPIRES: October 17, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney, 1702 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TOMMY SPINOSA, ET UX (NAME)	DOBSON & JOHNSON, INC. (NAME)	Map 136-9
576 Rural Hill Rd (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1 (STREET ADDRESS)	Par 2
Nashville TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	2D-39950

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, RONALD E. FONES AND WIFE, PATRICIA D. FONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOMMY SPINOSA AND WIFE, MARY C. SPINOSA

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 Lot No. 75 on the Plan of Edge-O-Lake Estates, Section 4, as of record in Book 3600, Pages 87 and 88, said Register's Office.

Said lot fronts 80 feet on the easterly side of Rural Hill Road and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Ronald E. Fones and wife, Patricia D. Fones, by deed from Joe Brent Thomas and wife, Margaret Hale Thomas, of record in Book 5234, Page 969, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5234, Page 971, Register's Office for Davidson County, Tennessee.

This instrument is made subject to restrictive covenants of record in Book 3836, Page 23, Register's Office for said County, and to the Plan of record in Book 3600, Pages 87 and 88, said Register's Office.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

This is unimproved (X) improved ( ) property, known as 576 Rural Hill Road (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37217 (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 hands this 25th day of April, 1980

Ronald E. Fones

Patricia D. Fones

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 RONALD E. FONES AND WIFE, PATRICIA D. FONES

the bargainors, 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 25TH day of APRIL, 1980.

Commission expires OCTOBER 17, 1982

M. Lee Farrell
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 (his oath / their several oaths) acknowledged (himself / themselves) 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
RONALD E. FONES, ET UX

TO
TOMMY SPINOSA, ET UX

F 88364

IDENTIF. REFERENCE

MAY 7 11 50 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

05/07 11:50 CHECK

7695

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			680FC.00- CO	
			176.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	183.30-
7695A05/07/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 88364

IDENTIF. REFERENCE

MAY 7 11 50 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 756440