This deed prepared by: (cn) Randolph H. Schneider, Attorney at Law, 1760 The Exchange, Suite 200 A, Atlanta, Georgia 30339

2325

04/28 197.60 CHECK

SAFECO TITLE INSURANCE COMPANY

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"LIMITED"

WARRANTY DEED

FILE NO. ERS# 235E-80-7484
AE# 0795

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 24th day of April, 19 81, between

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION

of the County of New York, and State of New York as party or parties of the first part, hereinafter called Grantor, and

STEPHEN W. SPALDING and wife, GWENDOLYN W. SPALDING,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 45 on the plan of Priest Lake Park, Section 2, of record in Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description of said lot.

Subject to any easements or restrictions of record.

Being the same property conveyed to Grantor herein by deed being recorded immediately prior hereto.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association recorded in Book 4511, page 732, in the said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees

AND the Grantor covenants and agrees to and with Grantees, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

Address of Grantee	Mail Tax Notice to	Map Parcel No.
STEPHEN W. SPAULDING, et ux 101 Timber Ridge Drive Nashville, Tennessee 37214	Fidelity Federal Savings & Loan Assn. 401 Union Street Nashville, Tennessee 37219	2D-38695 136-7-26

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XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXTO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Dwight N. Crawford
Assistant Vice President

BY: Dwight N. Crawford

ATTEST: Doris J Liebetruth

Doris Liebetruth
Assistant Secretary

G 391-01

IDENTIF. REFERENCE
APR 28 8 46 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF NEW YORK
COUNTY OF ~~NEW YORK~~ BRONX

Before me, ____________, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Dwight N. Crawford and Doris Liebetruth, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Assistant Vice President and Assistant Secretary, Asst. Vice President and Asst. Secretary respectively of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, the within named bargainor, a corporation, and that they, as such Dwight N. Crawford and Doris Liebetruth, Assistant Vice President and Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Asst. Vice President and Assistant Secretary.

IN WITNESS WHEREOF I have hereunto set my hand and notarial seal.

This 24th day of April 1981.

Tina Louise Johnson
Notary Public

My Commission expires:
3/30/82

TINA LOUISE JOHNSON
Notary Public, State of New York
No. 03-4726730
Qualified in Bronx County
Commission Expires March 30, 1982

STATE OF Tennessee
COUNTY OF Davidson

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $73,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stephen W. Spell

Subscribed and sworn to before me on this the 24th day of April, 1981.

John N. Afson
Notary Public

My Commission Expires:
1-22-84

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
			73500.00- CO	
			191.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 197.60-	
			2375A04/26/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 1-0 1

IDENTIF. REFERENCE

APR 28 8 46 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 818781