THIS INSTRUMENT PREPARED BY:
BOULT, CUMMINGS, CONNERS & BERRY
Jody M. Wagner
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 5819 PAGE 659

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
James W. Spradley 308 Page Road Nashville, Tennessee 37205	Metropolitan Federal Savings and Loan Association 230 Fourth Ave. North Nashville, TN 37219	130-9 106

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, John Patric Mayo and wife, Ellen Pitts Mayo (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto James W. Spradley (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Lien of that certain deed of trust from John Patric Mayo and wife, Ellen Pitts Mayo, to Attorneys Title Company, Inc., Trustee, for Home Federal Savings and Loan Association of record in Book 5149, page 340, as assigned to Leader Federal Savings and Loan Association by instrument of record in Book 5630, page 891, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $77,500.00.

Ellen Pitts Mayo
Affiant

Subscribed and sworn to before me this 16th day of November, 1981.

Jody M. Wagner
Notary Public
My commission Expires: July 21, 1985

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The lien of said deed of trust was assumed by the Grantees herein by Assumption Agreement recorded on even date herewith.

This is improved property, known as 308 Page Road.

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, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of November, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JOHN PATRIC MAYO

ELLEN PITTS MAYO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judy M. Wagner, a Notary Public in and for said County and State, the within named John Patric Mayo and wife, Ellen Pitts Mayo, 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 16th day of November, 1981.

Judy M. Wagner
Notary Public

My Commission Expires: July 25, 1984

EXHIBIT "A"

Being land in Davidson County, Tennessee, being Lot No. 23 of Block 4 on the Plan of the Highlands of Belle Meade No. 1 as of record in Book 547, page 180, Register's Office for said County.

Said Lot No. 23 fronts 100 feet on the easterly side of Page Road and runs back 168.75 feet on the northerly line and 169.7 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to John Patrick Mayo and wife, Ellen Pitts Mayo, by deed from Meredith Caldwell, III and wife, Barbara B. Caldwell, of record in Book 5149, page 338, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE
68405
Nov 16 3 36 PM '81
REGISTER
DAVIDSON COUNTY, TENN.
E461 1/13 314.33- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5819 PAGE 683

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77500.00-	CO
			201.50	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	214.00-
8461A	11/16/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G68405

IDENTIF. REFERENCE

Nov 16 3 36 PM '81

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

No. 853561