L. No. 2004143

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
WILFREDO D. CEPNIO, ETUX	JAMES E. McGEHEE & CO., INC.	33-4
(NAME) 103 HARDAWAY DRIVE	(NAME) 6055 Primacy Pdwy., Suite 410	Par: 50
(STREET ADDRESS OR ROUTE NUMBER) GOODLETTSVILLE, TN 37072	(STREET ADDRESS) Memphis, TN 38119	GO-5601-5603
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6129 PAGE 666

For and in consideration of the sum of TEN AND----------00/100 ($10.00)---------- DOLLARS

cash in hand paid by the GRANTEES; WILFREDO D. CEPNIO and wife, IRENE R. CEPNIO, and other good and valuable considerations, receipt of which is hereby acknowledged, including the agreement to assume the existing remaining balance due and owing to JAMES E. McGEHEE & CO., INC., secured by a Deed of Trust of record in Book 5761, page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete terms and conditions;

WE, ARCHIE N. SPAIN, unmarried and CHERYL L. SPAIN, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said WILFREDO D. CEPNIO and wife, IRENE R. CEPNIO

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, BEING part of Lot No. 260 and all of Lot 261 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47-51, Register's Office for Davidson County, Tennessee, to which Plan is hereby referenced for a more complete and accurate description thereof.

BEING the same property conveyed to Archie N. Spain and wife, Cheryl L. Spain by deed from Eric H. Edwards and wife, Patricia L. Edwards of record in Book 5761, page 359, Register's Office for Davidson County, Tennessee. Said parties having since divorced.

H. 7. 1. 4 8 3

IDENTIF. REFERENCE

SEP 6 8 55 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 103 Hardaway Drive (House Number) (Street)

Goodlettsville, TN 37072
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 29th day of August, 19 83.

Archie N. Spain
ARCHIE N. SPAIN

Cheryl L. Spain
CHERYL L. SPAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Archie N. Spain and Cheryl L. Spain

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 Madison, Tennessee, this 29th day of August, 19 83.

My commission expires 02/05/85 Notary Public Judith J. Buck

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ ~~61,000.00~~ 61,250.64 XX
This is equal to or greater than the property would bring at a fair and voluntary sale.

Wilfredo D. Cepnio
WILFREDO D. CEPNIO

Sworn to and subscribed before me
this 29th day of August, 19 83.

My commission expires 02/05/85 Notary Public Judith J. Buck

This instrument was prepared by:

WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVE., SUITE 100 MADISON, TN
Name	Address

4904 09/06 165.62- CHECK

WARRANTY DEED

FROM ARCHIE N. SPAIN AND CHERYL L. SPAIN

TO WILFREDO D. CEPNIO, ETUX IRENE R. CEPNIO

PREPARED BY & RETURN TO:
WILLIAM D. CASTLEMAN
ATTORNEY AT LAW
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TN 37115

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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
			61200.64- CO	
			159.12 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 165.62-	
4904A09/06/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 1 4 8 3

IDENTIF. REFERENCE

SEP 6 8 55 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 976271