Prepared By: Buck, Baker & Bramlett, Attorneys
618 United American Bk. Bldg.
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Wilson Spears, etux	Security Federal Savings & Loan	Map 43-10
Unit A-19 (A-302) Madison Park (NAME)	(NAME)	
555 DuPont Avenue	P. O. Box 150809	Parcel 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, TN 37215	BOOK 6166 PAGE 546
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) *Dollars,*

cash, and other good and valuable consideration, the receipt of which is hereby acknowledged.

Madison Park Associates, Ltd.

have this day bargained and sold, and do hereby transfer and convey unto the said James Wilson Spears and wife, Juanetta Spears

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Unit A-19 (302), Madison Park Condominiums, 555 DuPont Avenue, Madison, Tennessee as of record in Plat Book 5200, pp. 179-182, RODC.

Being part of the same property conveyed to Madison Park Associates, Ltd., from Kelly Prim, Trustee by Warranty Deed as of record in Deed Book 5414, p. 743, RODC; and by Deed of Correction as of record in Deed Book 5526, pp. 290-292, RODC, and by Deed of Correction as of record in Deed Book 5567, pp. 771-773 RODC.

Said Deed is subject ot the terms and conditions of the Master Deed and Bylaws of Madison Park Homeowner's Association, of record in Book 5462, pp.614-649, RODC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,000.00

Subscribed and sworn to before me, this the 28th day of October, 19 83

Affiant

My commission expires 1-22-84 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Unit A-19 (302), 555 DuPont Avenue, Madison, TN 37115 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Wilson Spears and wife, Juanetta Spears their *(successors),*

heirs and assigns forever. Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant and bind* itself, and its *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Wilson Spears and wife, Juanetta Spears, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand this* 28 th *day of* October, 19 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Madison Park Associates, Ltd.

By: Jean Arnold
General Partner

8097 10/31 76.70- CHECK

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* Jean Arnold, General Partner of Madison Park Associates, Ltd., *the within named bargainor*....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 28th *day of* October, *19*83

Linda Bartley *Notary Public*

Commission expires January 19, 1987

LINDA A. BARTLEY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be*..... .....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

H 8327-4

IDENTIF. REFERENCE

Oct 31 10 51 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

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RECEIVED OF _____

FOR _____

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
			27000.00-	CAMT.
			70.20	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 76.70-
B697A	10/31/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 3 2 7 4

IDENTIF. REFERENCE

Oct 31 10 51 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 989843