THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
3305 West End Avenue
Nashville, TN 37203

BOOK 6429 PAGE 707

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
JOHN A. SPANN III P. O. Box 40386 710 Thompson Lane Nashville, TN 37204	Metropolitan Federal Savings & Loan Assoc. 230 Fourth Ave. North Nashville, TN 37219	Map 150-2 Parcel 5

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JOHN A. SPANN, SR., and wife, LENA SPANN ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto JOHN A. SPANN III ("Grantee"), his heirs and assigns, certain improved real property in Davidson County, Tennessee, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by reference ("Property").

This conveyance of the Property is made expressly subject to those matters set forth in Exhibit "A" as Title Exceptions.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever ~~is~~ greater, for this transfer is $64,402.22.

AFFIANT

Subscribed and sworn to before me this 1st day of November, 1984.

NOTARY PUBLIC

My Commission Expires: 4-20-86

This is improved property known as 2853 Lera Jones Drive, Antioch, Tennessee.

RUSH 16 46 57.

IDENTIF. REFERENCE

NOV 19 3 55 PM '84

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

11/19 176.94 • CHECK

8604

TO HAVE AND TO HOLD, the said Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth in Exhibit "A."

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

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed on this 19th, day of November, 1984.

GRANTORS:

JOHN A. SPANN, SR.

LENA SPANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Lee Spann, a Notary Public in and for said County and State, JOHN A. SPANN, SR., the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 19th, day of November, 1984.

Notary Public

My Commission Expires: 4-20-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Lee Spann, a Notary Public in and for said County and State, LENA SPANN, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 19th, day of November, 1984.

Notary Public

My Commission Expires: 4-20-86

EXHIBIT "A"

LEGAL DESCRIPTION

BEING Lot No. 28 on the Plan of Percy Priest Meadows, Section I, of record in Book 4675, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John A. Spann, Sr., and wife, Lena Spann, by Deed from Patsy J. Roberts Martin and husband, James H. Martin, of record in Book 6073, Page 944, Register's Office for Davidson County, Tennessee.

TITLE EXCEPTIONS

1. 1984 Metropolitan Nashville and Davidson County Real Property Taxes.

2. Deed of Trust, of record in Book 4980, Page 582, Register's Office for Davidson County, Tennessee, to secure an indebtedness to Metropolitan Federal Savings & Loan Association.

3. Restrictive Covenants of record in Book 4815, Page 647, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 4675, Page 110, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 30-ft. minimum building setback line from Lera Jones Drive and a 10-ft. easement for public utility and drainage purposes along the rear line of said lot.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6429 PAGE 710

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

64402.28- CAMT.
167.44 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 176.94-
B504A11/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 6 5 7

IDENTIF. REFERENCE

Nov 19 3 55 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0086510