THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

File

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Steven L. Spann 1206 Forrest Avenue Nashville, TN 37206	First Tennessee Bank National Assn. P.O. Box 1000, Dept. 47 Memphis, TN 38148	83-9-115 18W 1700

BOOK 6512 PAGE 280

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Andrew L. Bates, Curtis M. Bates, M. Marjorie Bauman, Robert L. Bates and Ralph C. Bates, the heirs at law of Miriam Augusta Bates

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steven L. Spann and wife, Sherry A. Spann

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 27 of Block 2 on the plan of Andrew Allison Addition, of record in Book 161, page 74, Register's Office for said County.

SAID Lot No. 27 of Block 2 fronts 50 feet on the southerly margin of Forrest Avenue and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Carter M. Bates and wife, Miriam Augusta Bates by deed from Mrs. Gertrude B. Ricketts, Mrs. Kathleen Hutchison, Barney Ricketts, Robert M. Ricketts and Hoyte Ricketts, Jr., of record in Book 1194, page 262, said Register's Office. Carter M. Bates and Miriam Augusta Bates have since died.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

I 8 9 8 7 8

IDENTIF. REFERENCE

MAR 10 11 27 AM '85

DAVIDSON COUNTY, TN

This is (an) improved property, known as 1206 Forrest Avenue, Nashville, TN 37206.

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 or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of March, 1985.

Andrew L. Bates

Andrew L. Bates

M. Marjorie Bauman

M. Marjorie Bauman

Curtis M. Bates

Curtis M. Bates

Robert L. Bates

Robert L. Bates

Ralph C. Bates

Ralph C. Bates

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of March, 1985, before me personally appeared Andrew L. Bates, Curtis M. Bates, M. Marjorie Bauman, Robert L. Bates & Ralph C. Bates, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/06/1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6512 PAGE 281

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 39,000.00.

Steven L. Spann
Affiant

Subscribed and sworn to before me, this the 15th day of March, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:

THE HEIRS AT LAW OF
MIRIAM AUGUSTA BATES

to:

STEVEN L. SPANN AND
WIFE, SHERRY A. SPANN

RETURN TO: JCB BOX 8

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-23359

9517 03/18 10:50 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6512 PAGE 282

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

39000.00- CAMT.
101.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 107.90-
9513A03/18/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 9 8 7 8

IDENTIF. REFERENCE

MAR 18 11 27 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 116682