Box 8 +1
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THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Nancy L. Spann
2116 Hobbs Road, Unit A-3
Nashville, TN 37215

MORTGAGEE:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAR 131-2A
PARCEL 3
7DA 79108

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, James H. Reed, II and wife, Jacqueline N. Reed and Barbara R. Mangum hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nancy L. Spann, unmarried 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 Unit No. A-3, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said, lot.

THIS conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out of Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office, as amended in Book 5292, page 958, and further amended in Book 5293, page 612, said Register's Office.

Being the same property conveyed to Barbara R. Mangum and James H. Reed, II and wife Jacqueline N. Reed by deed from Arthur R. Anderson, III and wife, Sheridan R. Anderson of record in Book 5670, page 796, Register's Office for Davidson County, Tennessee.

This is (un)improved property, known as 2116 Hobbs Road, Unit A-3, Nashville, TN 37215.

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 17th day of July, 19 86

Jacqueline N. Reed
Jacqueline N. Reed

James H. Reed, II

Barbara R Mangum
Barbara R. Mangum

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of July, 19 86 before me personally appeared James H. Reed, II and wife, Jacqueline N. Reed and Barbara R. Mangum, 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.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 56,000.00.

Nancy L. Spann
Affiant

Subscribed and sworn to before me, this the 17th day of July, 1986.

My Commission Expires: 10-24-8

_____
Notary Public

WARRANTY DEED

from:
James H. Reed, II and wife,
Jacqueline N. Reed and Barbara R.
Mangum

to:
Nancy L. Spann, unmarried

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

TN 25495

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 21 9 54 AM '86

IDENTIFICATION REFERENCE

60922

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
			560[illegible].00- [illegible]	
			156.00 CO TAX	
			.50 PRFE[illegible]	
			6.00 [illegible]	
			CHECK	163.00-
9593A	07/21/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22509

IDENTIFICATION REFERENCE

Jul 21 9 54 AM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 272916