FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,196.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4 DAY OF December 19 86

Notary Public

MY COMMISSION EXPIRES: 1/21/87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072
BASED UPON INFORMATION FURNISHED BY PARTIES

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
SPA REALTY, INC. (NAME)	CFS MORTGAGE CORPORATION (NAME)	MAP 83-14
40655 JEFFERSON STREET (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 1103 (STREET ADDRESS)	PARCEL 321
BERMUDA DUNES, CA. 92201 (CITY) (STATE) (P.O. ZIP)	OMAHA, NEBRASKA 68101 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ARTHUR J. MASTERS AND WIFE, STEPHANIE MASTERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SPA REALTY, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Being the easterly half of Lot No. 54 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's office for said County, and described as follows:

Said part of Lot No. 54 fronts 32 1/2 feet on the southerly side of Boscobel Street, formerly Rothschild Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Arthur J. Masters and wife, Stephanie Master, by deed from B. R. Sanford and E. A. Barry, Tenants In Common, of record in Book 6917, page 272, Register's Office for Davidson County, Tennessee.

Grantee hereby agrees to assume a certain unpaid indebtedness of record in Book 6917, page 275, Register's Office for Davidson County, Tennessee, which Grantee agrees to pay and hold Grantor harmless therefrom.

73966

IDENTIFICATION

Dec 17 1 06 PM '86

KELLY J. THOMAS, JR., REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1802 Boscobel Street, Nashville, Tn. 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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. Wherever 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 hand S this 4th day of December, 19 86

X Stephanie Masters

BOOK 7072 PAGE 411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ARTHUR J. MASTERS AND WIFE, STEPHANIE MASTERS

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 Nashville, Tennessee, this 4 day of December 19 85

Commission expires 1/21/90

C. Grace Grace
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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

RECEIVED OF _____

FOR _____

BOOK 7072 PAGE 412

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

40190.15- CAMT.
12.50 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 119.05-
8216A12/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73966

IDENTIFICATION REFERENCE

DEC 17 1 06 PM 86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23977