This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

Box 21

WARRANTY DEED

BOOK 7261 PAGE 499

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Tena Spann et vir Rawlings Road Goodlettsville, TN 37080	Same	21-287

ADDRESS OF MORTGAGEE:

None

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BILLY R. POTTER, Executor of the Estate of Hackett Ross Potter, has bargained and sold, and by these presents does transfer and convey unto the said TENA SPANN and husband, DENNIS SPANN, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto and incorporated herein by reference.

IT IS UNDERSTOOD AND AGREED that Grantor hereby retains a fifteen (15) foot permanent, exclusive easement for ingress and egress from the north margin of Rawlings Road to adjacent property owned by the Grantor, with said easement being more particularly described in Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for current year real property taxes and except as of record.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of June, 1987.

Billy R. Potter

BILLY R. POTTER, Executor of the Estate of Hackett Ross Potter

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $13,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 5th day of June, 1987.

Bettie Jane Winston

NOTARY PUBLIC
My Commission Expires: 9-11-90

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 BILLY R. POTTER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of June, 1987.

Bettie Jane Winston

NOTARY PUBLIC

My Commission Expires: 9-11-90

LEGAL DESCRIPTION
BY: WM. ROBERT SEIGENTHALER
3608 CENTRAL AVENUE
NASHVILLE, TENNESSEE 37205

EXHIBIT "A"

LEGAL DESCRIPTION
LOT 7
MORGAN ESTATES
SECTION TWO

Land lying in Metropolitan Nashville, Davidson County, Tennessee, being Lot Number 7 on the plan of Morgan Estates, Section Two of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee and being further described as follows:

Beginning at a concrete monument in the north margin of Rawlings Road at the southeast corner of Ben M. Pridemore, Sr.'s property on the plan of said Morgan Estates, Section Two; thence with Pridemore's east line North 2 degrees 55 minutes East 226.42 feet to a concrete monument at Pridemore's northeast corner; thence North 1 degree 07 minutes 02 seconds East 110.77 feet to a concrete monument; thence North 79 degrees 12 minutes 09 seconds East 95.23 feet to an iron pin at the common rear corner of LOT 7 and LOT 8, Morgan Estates, Section Two; thence with the common line between said LOTS 7 & 8 South 5 degrees 51 minutes 23 seconds East 351.28 feet to an iron pin in the north margin of Rawlings Road; thence with said margin of Rawlings Road around a curve to the right having a radius of 1,119.53 feet, a distance of 135.45 feet to a point at the end of the curve; thence North 88 degrees 55 minutes 27 seconds West 7.51 feet to the point of beginning. Said LOT 7 is subject to easements, building setback lines, and setback lines for areas of sewage soil absorption systems as shown on the plan of Morgan Estates, Section Two.

Being the same property conveyed to H. R. Potter and wife, Sallie C. Potter, by deed from Linda Potter Bass and husband, Robert A. Bass, of record in Book 5485, page 285, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 8 11 30 AM '87
IDENTIFICATION REFERENCE
33960

LEGAL DESCRIPTION
BY: WM. ROBERT SEIGENTHALER
3608 CENTRAL AVE.
NASHVILLE, TENNESSEE 37205

EXHIBIT "B"
15 FT. EASEMENT
FOR
INGRESS & EGRESS
LOT 7
MORGAN ESTATES SECTION TWO

Being a 15 ft. wide permanent easement along the west side of LOT NUMBER 7 on the plan of Morgan Estates, Section Two, of record in Plat Book 5200, page 26, Register's Office for Davidson County, Tennessee, said easement being for purposes of ingress and egress from the north margin of Rawlings Road to the H. R. Potter, deceased, property, and being further described as follows;

A 15 ft. wide strip of land lying east of, parallel with, and adjacent to the west boundary line of LOT 7 of Morgan Estates, Section Two, said west line being described as follows;

Beginning at a concrete monument in the north margin of Rawlings Road being the southwest corner of said LOT 7; thence North 2 degrees 55 minutes East 226.42 feet to a concrete monument; thence North 1 degree 07 minutes 02 seconds East 110. 77 feet to a concrete monument at the northwest corner of LOT 7, Morgan Estates, Section Two.

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

RECEIVED OF _____

FOR _____

BOOK 7261 PAGE 503

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
			13500.00- CAMT.	
			37.00 CSTAX	
			.50 PRFEE	
			12.00 WDETD	
			CHECK	50.30-
			6440A06/08/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

339660

IDENTIFICATION REFERENCE

JUN 8 11 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90796