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STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Peter G. Spero
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: 12/29/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER G. SPERO	FIRST UNION MORTGAGE CORPORATION	40
(NAME)	(NAME)	
3794 Knight Road	4300 Six Forks Road	131
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189	Raleigh, NC 27609	12D 82920
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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, LARRY S. BROWN and wife, NANCY J. BROWN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER G. SPERO and wife, SUE DAWN SPERO,

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:

TRACT I: LAND in the 12th Civil District of Davidson County, Tennessee, and being more particularly described as follows: Beginning at a point on KNIGHT ROAD, said point being 372.5 feet on the south of the southeast corner of the property conveyed to Ollie Susie Pattie by deed from Margaret Rogers Miller and husband, as shown of record in Book 1282, Page 172, Register's Office for said County; thence North 78° 56' West 335.4 feet to a point; thence South 48° 12' East 98.3 feet to a point; thence South 6° 22' West 105.81 feet to a point; thence South 8° 9' West 387 feet to a point; thence South 43° 21' East 58.9 feet to a point; thence North 63° 56' East 543.8 feet to a point in Knight Road; thence North 26° 4' West 469.8 feet to the point of beginning, and containing 5.00 acres, more or less.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is the following described property as deeded from William Rochelle, Jr. and wife, Sarah Rochelle to Homer B. Butler, Jr. and wife, Faye W. Butler, Edward T. Bonosconi, Jr. and wife, Barbara J. Bonosconi, of record in Book 5523, Page 170, Register's Office for Davidson County, Tennessee.

A tract of land in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Rocky L. Montoya, dated August 2, 1979, as follows:

BEGINNING at a point on the westerly margin of Knight Road, said point being the original southeast boundary of a tract of land conveyed to Homer V. Butler, Jr. and wife, Faye W. Butler, and Edward T. Bonosconi, Jr. and wife, Barbara J. Bonosconi, by installment deed from Robert O. Frensley as shown of record in Book 5329, Page 854, Register's Office for Davidson County, Tennessee; thence along the western boundary of Knight Road South 25° 13' 46" East 51.4 feet to an iron pin; thence leaving Knight Road South 88° 32' 15" West 350.85 feet to a stake at a fence intersection; thence, along the original boundary line from Frensley to Butler, et al, North 80° 25' 48" East 333.43 feet to the point of beginning.

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE...

unimproved ( )
This is improved (X) property, known as 3794 Knight Road, Whites Creek, TN 37189
(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 heirs 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 convey 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 12th day of August, 19 87

LARRY S. BROWN: Larry S Brown

NANCY J. BROWN: Nancy J Brown

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STATE OF TENNESSEE
County of DAVIDSON
Personally appeared before me, LARRY S. BROWN and wife, NANCY J. BROWN,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 1987.

Commission expires 12/29/90

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of
Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ____ day of _____, 19____.

Commission expires _____

Notary Public

5 5 4 6 5

IDENTIFICATION REFERENCE

AUG 13 9 10 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
LARRY S. BROWN etux

TO
PETER G. SPERO etux

REGISTER, PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

LEGAL DESCRIPTION CONTINUED...

TRACT II: A tract of land in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya, dated September 24, 1979, as follows:

BEGINNING at a point in the center of Knight Road, and being the original right front corner of the property conveyed to William Rochelle, Jr. and wife, Sarah Rochelle, by deed from Darrell L. Grice and wife, Myra L. Grice, as shown of record in Book 5396, Page 181, Register's Office for Davidson County, Tennessee; thence along the center of Knight Road, South 26° 4' East 30.34 feet to a point; thence leaving Knight Road South 67° 8' West 542.95 feet to a point; thence along the original boundary line from Grice to Rochelle, North 63° 56' East 543.8 feet to the point of beginning, and containing 8,249 square feet, or 0.18 acres, more or less.

BEING the same property conveyed to the within named Grantors by installment deed of record in Book 6187, Page 479, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

650[illegible].00- CONT.
182.00 CTTAX
.50 PREP
6.00 [illegible] D
CHECK 13[illegible].50-
1136A08/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5: 4 6: 5:

IDENTIFICATION REFERENCE

AUG 13 9 10 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05067