BOOK 7374 PAGE 189

Filed 14

MDSWP235 10/01/87 cw

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

CONSERVATOR'S WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
C & B PROPERTIES 5000 Wyoming Avenue Nashville, Tennessee 37209	Same	103-3 114

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary C. Stephens, Conservator for Frances C. Stephens ("Grantor"), having authority to sell, has bargained and sold, and by these presents does transfer and convey unto Joe B. and Ruth R. Spence ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

This is improved property known as 5000 Wyoming Avenue, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1987, a lien but not yet due and payable.

2. Applicable building and zoning laws.

3. Such state of facts as an accurate survey of the property would disclose.

4. Easements and restrictions of public record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Grantor executes this instrument solely in her fiduciary capacity and not individually and the warranties made herein by her are limited to those warranties which she can and should make in her fiduciary capacity and not further or otherwise.

WITNESS our hands this 1st day of October 1987, the Corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

7 2 4 5 7

IDENTIFICATION REFERENCE

Oct 7 3 53 PM '87

DAVIDSON COUNTY, TN

FRANCES C. STEPHENS

By: _____
MARY C. STEPHENS,
Conservator for
Frances C. Stephens

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, MARY C. STEPHENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as the CONSERVATOR for Frances C. Stephens for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 1987.

Ann Kreuzer
Notary Public

My Commission Expires:

July 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $50,000.00.

Affiant

Sworn to and subscribed before me this 6 day of October, 1987.

Notary Public

My Commission Expires:

3-8-89

EXHIBIT A BOOK 7374 PAGE 191

Being the southeast part of Block 25 on the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning at the northwest corner of Wyoming Avenue formerly Sixth Avenue, and 50th Avenue North, formerly Ninth Street; thence with the northerly margin of Wyoming Avenue westerly 160 feet; thence northerly and parallel with said 50th Avenue North, 150 feet to the southerly margin of an alley; thence with said alley easterly 160 feet to the westerly margin of 50th Avenue North; thence with said Avenue southerly 150 feet to the beginning. The easterly 60 feet of premises being the same property conveyed to Louise V. Stephens and Frances C. Stephens by deed from Webb Joyce Stephens, Trustee, of record in Book 1085, page 281, and the remainder of premises being the same property conveyed to Louise V. Stephens by two deeds, one from Robert L. Smith and wife, of record in Book 1012, page 162, and the other from W. J. Stephens, of record in Book 1389, page 90, said Register's Office.

BEING the same property conveyed to Frances C. Stephens and Louise V. Stephens (now deceased), jointly for life, with remainder upon the death of either, to the survivor in fee, by deed of record in Book 2698, Page 161, Register's Office for said County.

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

RECEIVED OF _____

FOR _____ BOOK 7374 PAGE 192

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

50000.00- CAMT.
140.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 149.50-
08/5A10/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72457

IDENTIFICATION REFERENCE

OCT 7 3 59 PM '87

DAVIDSON COUNTY, TN

No. 24369