Fee 27

BOOK 7425 PAGE 268

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

X Andrew H. Elliott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 19 87

H. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 3/11/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates One Burton Hills Blvd., S-220, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew H. Elliott (NAME)	Troy & Nichols, Inc. (NAME)	133-16-0
304 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	095.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	05DU 10343

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, Richard E. Spain, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew H. Elliott, unmarried

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:

Land in Davidsonm County, Tennessee, being Lot No. 40 on the Plan of Kenilworth Estates, Section III, of record in Plat Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee, for a more complete and accurate legal description.

Being the same property conveyed to Richard E. Spain, quitclaim by deed from Katrina L. Spain Smithson of record in Book 6355, Page 426, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3221, page 445 said Register's Office.

This conveyance is subject to any and all existing easements of record.

9 0 2 3 6.

IDENTIFICATION REFERENCE

DEC 14 11 44 AM '87

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 304 Tampa Drive, Nashville, TN 37211
(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 his hand this 9th day of December, 19 87

Richard E. Spain
Richard E. Spain

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Spain

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 19 87.

Commission expires 3/4/90

M. Eddie [illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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__.

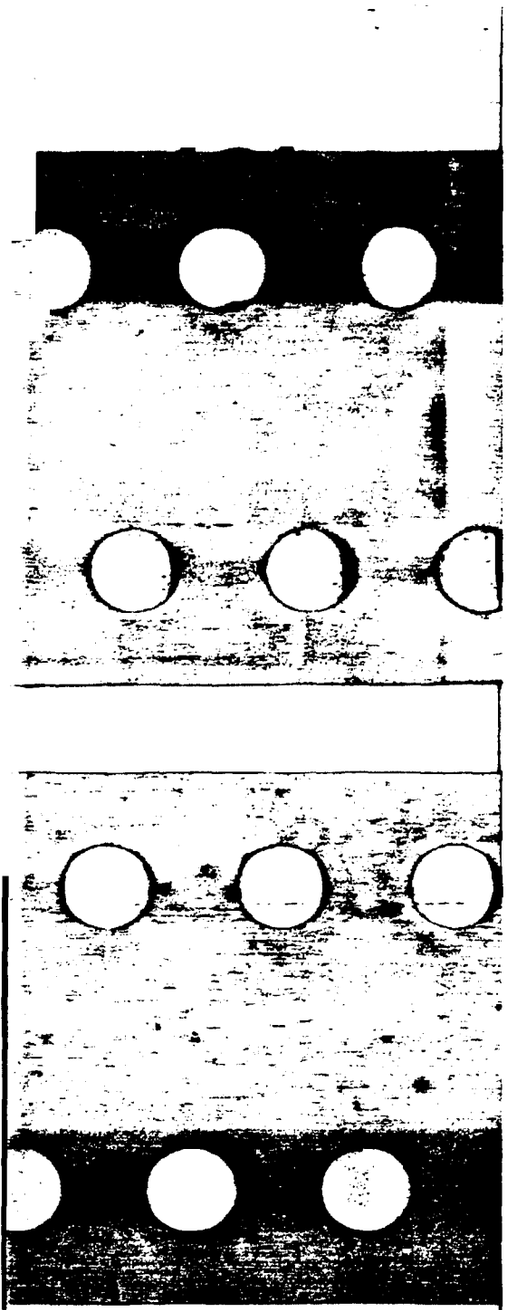
My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Richard E. Spain

TO Andrew H. Elliott



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
MD - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MD TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

56000.00- CAMT.
156.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 163.30-
1676A12/14/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9023 6.

IDENTIFICATION REFERENCE

DEC 14 11 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 44661