BOOK 7603 PAGE 407

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 1988.

Notary Public

MY COMMISSION EXPIRES: 7-9-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Geoffrey L. Stewart (NAME)	Same (NAME)	25W-02945
5000 Wyoming Avenue (STREET ADD-ESS OR ROUTE NUMBER)	(STREET ADDRESS)	103-3
Nashville, TN. 37209 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	114

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, Joe A. Spence and wife, Ruth R. Spence

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Geoffrey L. Stewart and wife, Amy R. Stewart, as tenants by the entirety

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 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, Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc. dated July 12, 1988, as follows:

Beginning at the northwest corner of Wyoming Avenue and Fiftieth Avenue North, thence with the northerly margin of Wyoming Avenue westerly 60 feet; thence northerly and parallel with said Fiftieth Avenue North, 150 feet to the southerly margin of an alley; thence with said alley easterly 60 feet to the westerly margin of Fiftieth Avenue North; thence with said Avenue southerly 150 feet to the beginning.

BEING part of the same property conveyed to Joe B. and Ruth R. Spence by Conservator's Warranty Deed from Mary C. Stephens, Conservator for Frances C. Stephens of record in Book 7374, Page 189, Register's Office, Davidson County, Tennessee.

Joe B. Spence and Joe A. Spence is one in the same person.

Joe A. Spence executed this instrument on behalf of Ruth R. Spence pursuant to a Power of Attorney which is being placed of record currently herewith.

5076

IDENTIFICATION REFERENCE

Jul 19 2 30 PM '88

FELIX Z WILSON JR REGISTER DAVIDSON COUNTY

This is unimproved (x) improved ( ) property, known as 5000 Wyoming Avenue, Nashville, TN. 37209
(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 15th day of July, 1988

Joe A. Spence

Ruth R. Spence

BY: Joe A. Spence
Joe A. Spence, Attorney-In-Fact

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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 Joe A. Spence

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 15th day of July 19 88.

Commission expires 7-9-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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
Joe A. Spence

TO
Ruth R. Spence

~~Geoffrey L. Stewart~~
Amy R. Stewart

8738 07/19 0101 03 CHECK 419.00

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

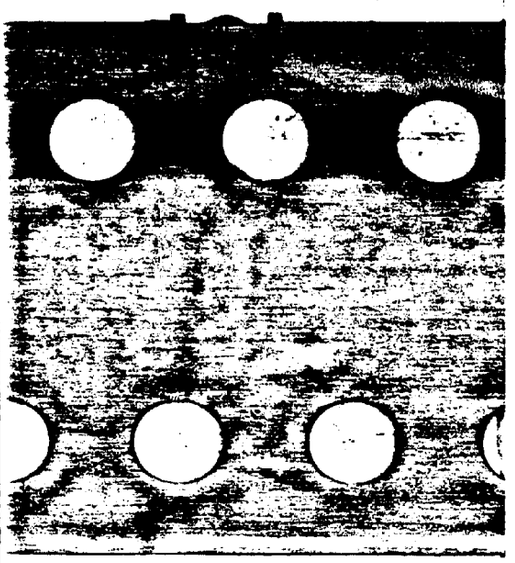
State of Tennessee
Davidson County

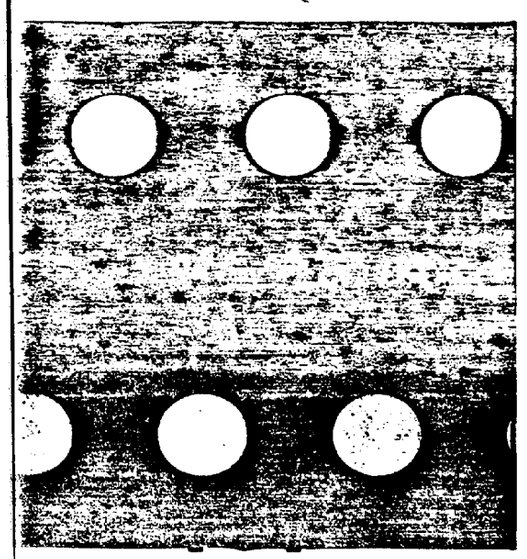
Personally appeared before me, Joe A. Spence, Attorney-In-Fact for Ruth R. Spence

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact 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 15th day of July, 1988.

My Commission Expires: 7-9-89

Notary Public





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
				CAMT
				125000.00
				CON TX 412.50
				PRFEE 0.50
				MDEED 6.00
				TOTAL 419.00
				CHECK 419.00
07/19/88		01		14:32 0001 8738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 7.6 5.

IDENTIFICATION REFERENCE

JUL 19 2 30 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 114547