FILE BOX 46

FORM No. WD-1

BOOK 7636 PAGE 37

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August 19 88

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 10, 1989

(AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kevin W. Spain (NAME)	Meritbanc Mortgage Corporation (NAME)	33-8-109
151 Hardaway Drive (STREET ADDRESS OR ROUTE NUMBER)	2223 West Loop South (STREET ADDRESS)	GO 05990
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Houston, Texas 77027 (CITY) (STATE) (ZIP)	

FOR AND 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, Frances Mitchell and husband, Glynn Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin W. Spain and wife, Cynthia A. Spain

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 Davidson County,Tennessee, being Lot No. 347 on the Plan of Section II, Gatewood as of record in Book 3700, page 144, Register's Office for said County.

SAID Lot No. 347 fronts 90 feet on the northerly side of Hardaway Drive, and extends back 192 feet on the easterly line and 164.1 feet on the westerly line, to a dead line in the rear on which it measures 70.53 feet.

Being the same property conveyed to Frances Mitchell by quitclaim deed from Glynn Mitchell of record in Book 6830, page 26, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4179, page 488 said Register's Office.

62000

IDENTIFICATION REFERENCE

AUG 25 3 26 PM '88

FILED & RECORDED
DAVIDSON COUNTY, TN

0889 08/25 0101 03CHECK 199.55

unimproved ( ) This is improved (XX) property, known as 151 Hardaway Drive, Goodlettsville, TN 37072
(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 my hand this 19th day of August, 19 88

Frances Mitchell

Glynn Mitchell

BOOK 7636 PAGE 38

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 Frances Mitchell and husband, Glynn Mitchell

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 19 88

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

Frances Mitchell and husband,

Glynn Mitchell

TO

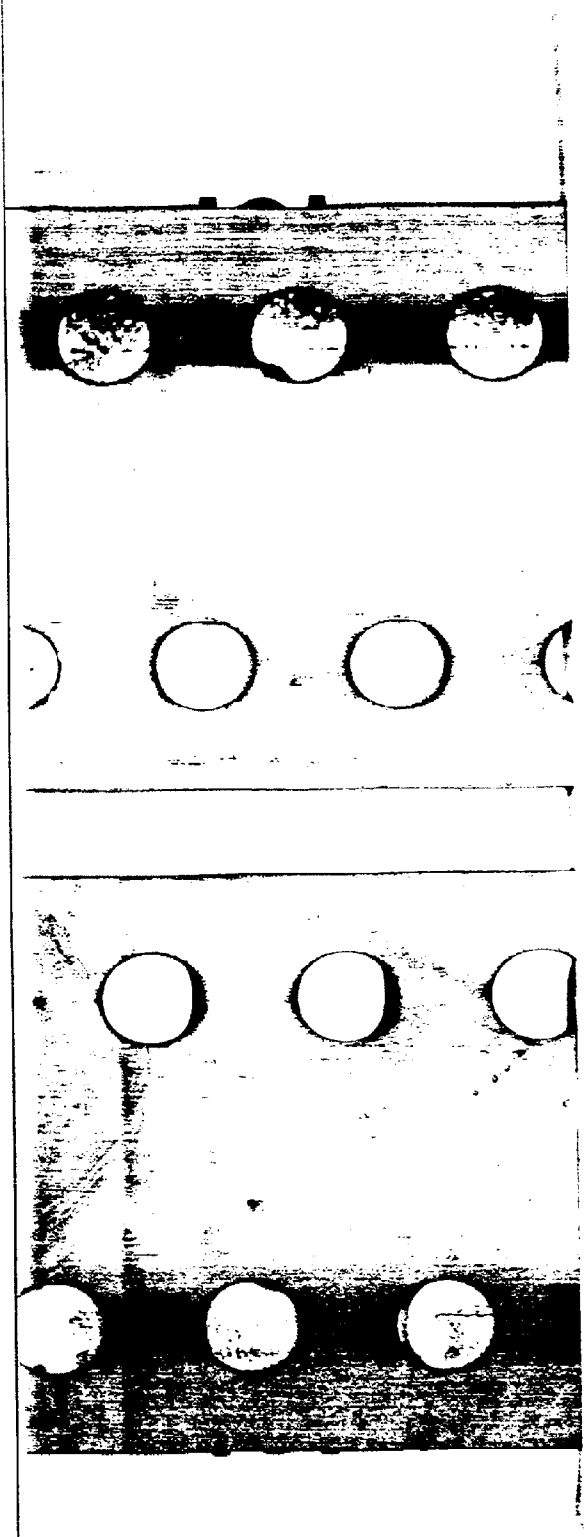
Kevin W. Spain and wife, Cynthia A.

Spain

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7636 PAGE 39

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 58500.00
CON TX 193.05
PRFEE 0.50
WDEED 6.00
TOTAL 199.55
CHECK 199.55

08/25/08 01 15:39 0001 0889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62000

IDENTIFICATION REFERENCE

Aug 25 3 26 PM '08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127397