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THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED 6838 12/13 0101 03CHECK 197.57

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Marshall Spurlock	Standard Federal Savings	Map 133-15
340 Elysian Fields Rd.	Bank	Parcel 38
Nashville, TN 37211	P.O. Box 9481	
	Gaithersburg, MD 30898-9481	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

HBO Group, a partnership,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Marshall Spurlock and wife, D. Jean Spurlock

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 44 on the Plan of Paragon Hills Subdivision, of record in Plat Book 3300, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to HBO Group by deed from Michael G. Fields and wife, Pamela J. Fields of record in Book 7660, page 329, Register's Office for Davidson County, Tennessee.

The property is subject to a certain Trust Deed to Michael G. Fields and wife, Pamela J. Fields, dated April 28, 1986, recorded in the land records of Davidson County, State of Tennessee, on April 30, 1986, in Book 6842, page 773, and Grantees, jointly and severally, expressly assume and promise to keep and perform all covenants and obligations of the Grantor therein named and further jointly and severally expressly assume and promise to pay the obligation under the terms of the said Trust Deed; this agreement of assumption being evidenced by the Grantees' acceptance of this Deed.

This is unimproved ( ) improved (x) property, known as 340 Elysian Fields Road, Nashville, TN 37211

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 assigns, to warrant and defend title 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 9th day of December, 1988.

HBO GROUP

By: Dorris D. Barnes
DORRIS D. BARNES, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Dorris D. Barnes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of HBO Group, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 9th day of December, 1988, at Nashville, Tennessee.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $57,855.75.

Marshall B. Spurlock
AFFIANT

Subscribed and sworn to before me this 9th day of December, 1988.

My Commission Expires:
11-12-89

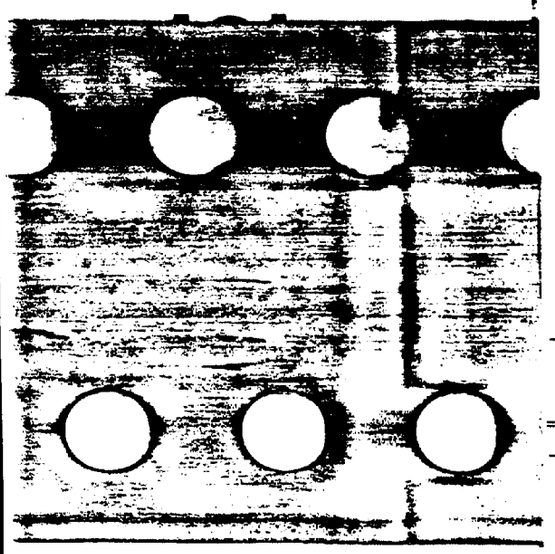
Phyllis Keenan
NOTARY PUBLIC

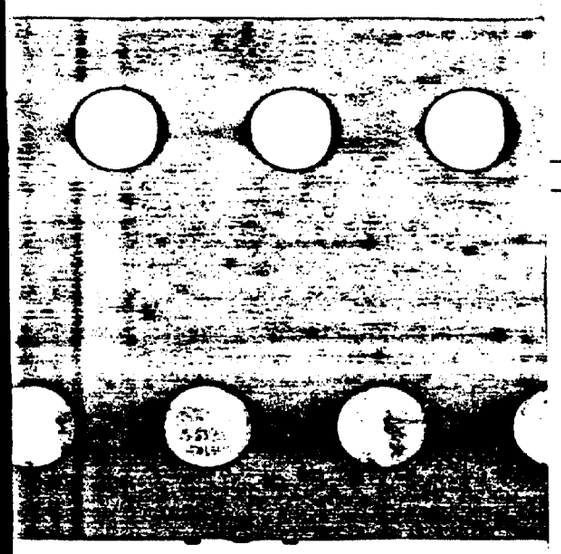
92990

IDENTIFICATION REFERENCE

Dec 13 12 31 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN





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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	57855.75
CO TX	191.07
PRFEE	0.50
WDEED	6.00
TOTAL	197.57
CHECK	197.57

92990

IDENTIFICATION REFERENCE

Dec 13 12 31 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

12/13/88 01 12:30 0001 6838

No. 163022