FILE BOX "7" FILE NO. 24223

FORM NO. WD-1

BOOK 7731 PAGE 970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,063.75

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 19 88

_____
Notary Public

MY COMMISSION EXPIRES: 9-12-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. NALLS, III (NAME)	FIREMAN'S FUND MORTGAGE CORPORATION (NAME)	150-10-5
3109 Cedarcroft Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1800 (STREET ADDRESS)	2D-53432
Antioch, TN. 37013 (CITY) (STATE) (PO ZIP)	Farmington Hills, MI. 48333 (CITY) (STATE) (ZIP)	

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, WILLIAM DAVID SPEARMAN and wife, ANTONIA L. SPEARMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. NALLS, III and wife, PATRICIA D. NALLS,

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 Lot No. 112 on the Plan of Cherry Hills, Section "10-A", of record in Plat Book 4860, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description of said lot.

BEING the same property conveyed to William David Spearman and wife, Antonia L. Spearman by Quitclaim Deed from T. Larry Edmondson, Trustee, of record in Book 5592, page 819, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to COMMERCE UNION BANK, of record in Book 7232, page 583, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH FIREMAN'S FUND MORTGAGE CORPORATION.

This is unimproved / improved X property, known as 3109 Cedarcroft Drive, Antioch, Tennessee 37013
(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 December, 19 88

X _____
WILLIAM DAVID SPEARMAN

X _____
ANTONIA L. SPEARMAN

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STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named WILLIAM DAVIS SPEARMAN and wife, ANTONIA L. SPEARMAN,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1988.

Commission Expires 9/11/90

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

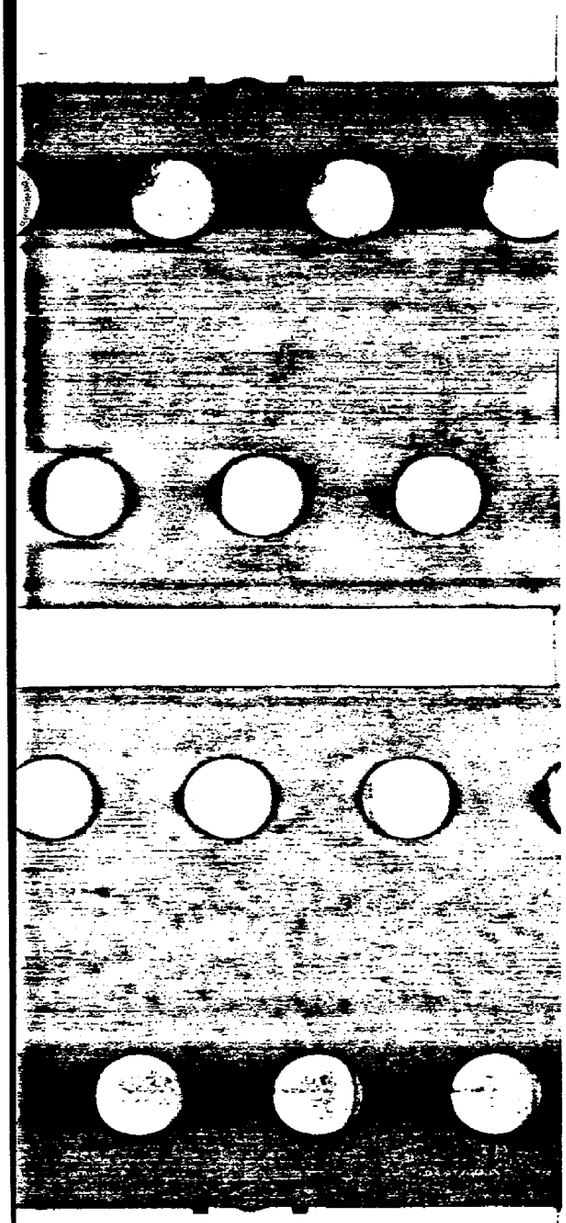
95179

IDENTIFICATION REFERENCE

Dec 20 10 41 AM '88

FILED & RECORDED BY REGISTER
DAVIDSON COUNTY, TN

9445 12/20 0101 03CHECK 254.33



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

CAMT 75063.75
CON TX 247.83
PRFEE 0.50
WDEED 6.00
TOTAL 254.33
CHECK 254.33

12/20/88 01 10:40 0001 9445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95179

IDENTIFICATION REFERENCE

Dec 20 10 41 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165604