FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 100,000.00

Judith E. Spell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 1989.

Mary P. Howell
Notary Public

MY COMMISSION EXPIRES: March 8, 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Barbara S. Freemon, Attorney, 237 Old Hickory Blvd., Nashville, TN 37221
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Jacob A. Spell (NAME)	Chemical Mortgage Corp. (NAME)	142-3-9
7331 Cavalier Court (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (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, Patrick J. Walton and wife, Joni Walton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacob A. Spell and wife, Judith E. Spell

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. 74 on the Plan of Cross Timbers, Section II, as of record in Book 3700, page 92, described as follows:

BEGINNING on the northeasterly side of Cavalier Court at the corner of Lots 73 and 74; thence with the line between said lots, northeasterly 140.9 feet to a corner of Lots Nos. 72 and 73; thence with the line between Lots 72 and 74, north 83 degrees 21 minutes east 42.9 feet; thence along the rear of Lot No. 74, south 6 degrees 41 minutes east 201.90 feet to the corner of Lots 74 and 75; thence with the line of said lots, in a westerly direction 160.5 feet to the east margin of Cavalier Court; thence around a curve in a northwesterly direction with said Court, 53.92 feet to the beginning.

BEING the same property conveyed to Patrick J. Walton and wife, Joni Walton, by deed from Dan S. Sanders, III and wife, Beverly M. Sanders, of record in Book 6939, page 49, Register's Office for Davidson County, Tennessee, dated August 4, 1986.

THIS conveyance is made subject to restrictions of record in Book 4064, page 909, amended in Book 4318, page 652 and Book 5425, page 362 and all matters shown on the recorded plan of record in Book 3700, page 92, and all zoning regulations and rights of way for public utilities applicable to this property.

This is unimproved ( ) improved (X) property, known as 7331 (House Number) Cavalier Court (Street) Nashville, TN (P. O. Address) 37221 (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 24th day of February, 1989

Patrick J. Walton — Patrick J. Walton

Joni Walton — Joni Walton

STATE OF TENNESSEE
Davidson County

BOOK 7778 PAGE 931

Personally appeared before me, May N. Vance, a Notary Public in and for said County and State, the within named Patrick J. Walton and wife, Joni Walton

the bargainor s, 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 24th day of February, 19 89.

Commission Expires May 8, 1991

May N. Vance 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___.

Commission Expires _____ _____ Notary Public

WARRANTY DEED

FROM

Patrick J. Walton and wife,

Joni Walton

TO

Jacob A. Spell and wife,

Judith D. Spell

9888 02/24/89 0101 03CHECK $36.50

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN
FEB 24 10 25 AM '89

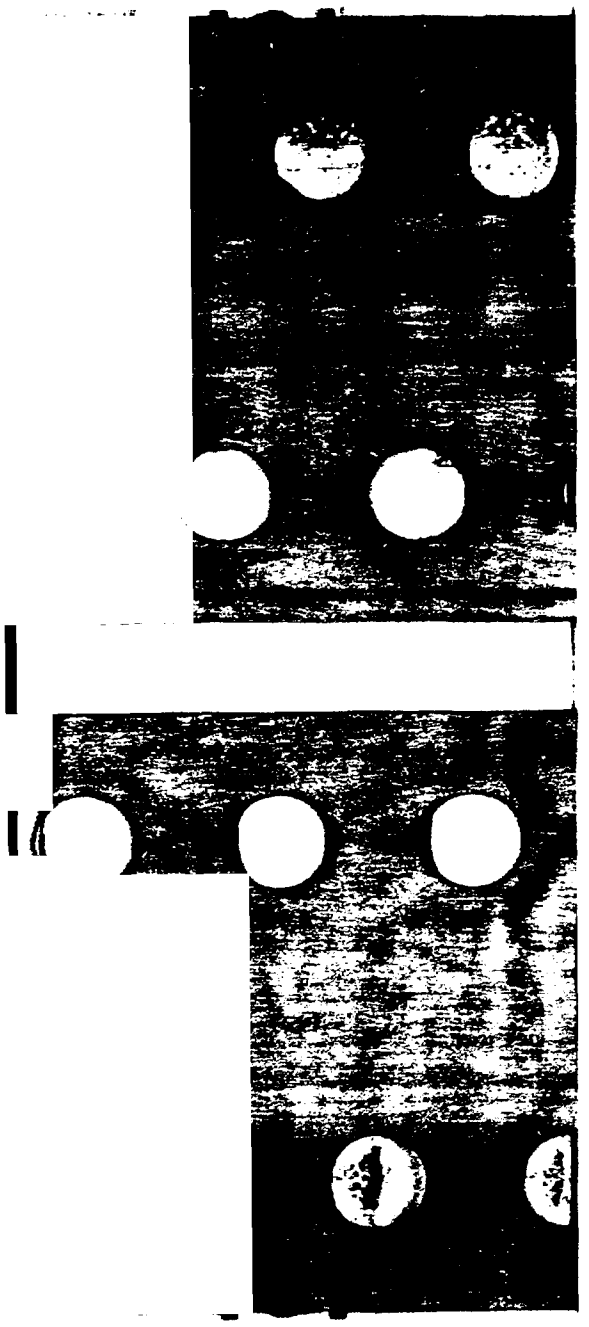
INDEXING REFERENCE

Prepared By:
BARBARA S. FREEMON
Attorney at Law
237 Old Hickory Boulevard
Nashville, TN 37221
615/662-2889

Title Guaranteed

NASHVILLE, TENN.

1 1 2 3 2



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 932

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 100000.00
CON TX 330.00
PRFEE 0.50
WDEED 6.00
TOTAL 336.50
CHECK 336.50

02/24/89 01 10:27 0001 9888

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

111232

Feb 24 11 25 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184320