THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Golden R. Spears and wife, Pamela A. Spears 613 Cedarmont Drive Antioch, TN 37013	First Investment Company P. O. Box 749 Columbus, Ohio 43216-0749	173-1 143 5DU-32200

WARRANTY DEED

BOOK 7779 PAGE 750

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jonathan K. Bales and wife, Marlene W. Bales hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Golden R. Spears and wife, Pamela A. Spears, hereinafter called the Grantee, Grantee's 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. 24 on the plan of Section II B Monte Carlo, of record in Book 5050, page 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 80.0 feet on the westerly margin of Cedarmont Drive and extends back between parallel lines a distance of 128.05 feet to a dead line.

BEING the same property conveyed to Jonathan K. Bales and wife, Marlene W. Bales by deed from C. David Emery, Trustee of Caldwell Trust of record in Book 7119, page 948, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5196, page 649, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for this transfer is the agreement of the Grantee to assume to assume the unpaid balance of a note secured by a first mortgage deed of trust to First Investment Company of record in Book 7119, Page 951, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee. 0245 02/27 0102 03CHECK 217.37

This is (an) improved property, known as 613 Cedarmont Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18 day of February, 1989.

Jonathan K. Bales

Marlene W. Bales

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18 day of February, 1989, before me personally appeared Jonathan K. Bales and Marlene W. Bales, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

Lorraine G. Eaton
Notary Public

My Commission Expires: 1-9-91

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7779 PAGE 751

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $63,963.07.

x Golden R Spears
Affiant

Subscribed and sworn to before me, this the 24th day of February, 19 89.

My Commission Expires: 9-26-92

_____
Notary Public

11545.

IDENTIFICATION

Feb 27 10 05 AM '89

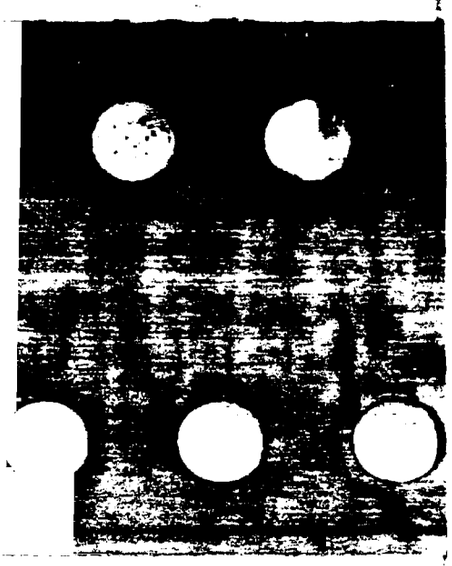
FELIX Z WILSON CT REGISTER
DAVIDSON COUNTY, TN

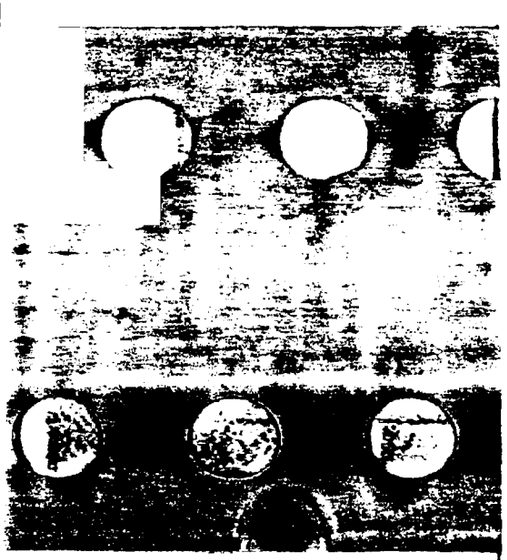
WARRANTY DEED

from:
JONATHAN K. BALES ET UX

to:
GOLDEN R. SPEARS ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7779 PAGE 752

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 63963.07
CON TX 210.87
PRFEE 0.50
WDEED 6.00
TOTAL 217.37
CHECK 217.37

02/27/89 01 10:09 0001 0245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1.5 4 5

IDENTIFICATION REFERENCE

Fee 27 10 05 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184673