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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Danny R. Spain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 19 89

Sheila D. Greene
Notary Public

MY COMMISSION EXPIRES: May 8, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LINDA S. HARRIS, ATTORNEY, ONE BURTON HILLS BLVD, SUITE 220, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. & Wanda J. Spain (NAME)	Same (NAME)	072-06-0
1059 Zophi Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	162.00
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DA 05350

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, Roy C. Anderson and wife Betty J.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. Spain and Wife Wanda J.

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 part of Lot No. 48 on the revised and corrected map of the Subdivision of Casper Zopfi's Place, as of record in Book 547, page 21 and 22, Register's Office for Davidson County, Tennessee, discribed as follows:

Being the easterly 50 feet front of the westerly 100 feet front of Lot No. 48 on the revised and corrected map of the Subdivision of Casper Zopfi's Place, as of record in Book 547, page 21 and 22, Register's Office fpr said county, described as follows:

Beginning on the northerly margin of Zophi Street at a point 50 feet east of the corner Lots Nos. 48 and 49, said point being the southeast corner of the property convied to Joe Beaty and wife, by deed from Casper Zopfi, of record in Book 853, page 278, said Register's Office; thence with said street easterwardly 50 feet to the southwest corner of the property conveyed to A. W. Zopfi, Jr., by deed from Swiss Relief Society, of record in Book 1286, page 55, said Register's Office; thence with said Zopfi's westerly line northwardly 132 feet more or less, to the southerly margin of Thomas Street; thence with said street westwardly 50.3 feet to the northeast corner of asid Beaty property; thence with the easterly line of same, southwardly 132 feet, more or less, to the beginning.

Being the same property conveyed to Roy C. Anderson and wife, Betty J. Anderson by deed from Third National Bank in Nashville of record in Book 7491, page 410, Re-recorded in Book 7501, page 983, Register's Office for Davidson County, Tennessee.

This is (unimproved) (improved) property, known as 1059 Zophi Street, Nashville, Tennessee
(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 9th day of March, 19 89

ROY C. ANDERSON

BETTY J. ANDERSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Roy C. Anderson and Betty J. Anderson

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of March 1989.

Commission expires May 8, 1991

Sheila D. Gates
Notary Public

STATE OF TENNESSEE
Davidson County

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

ROY C. ANDERSON and Wife,

BETTY J. ANDERSON

TO

DANNY R. SPAIN and wife,

WANDA J. SPAIN

FILED & RECORDED
DAVIDSON COUNTY, TN
89 MAR 13 10 17 AM

IDENTIFI REFERENCE

1 5 7 8 5

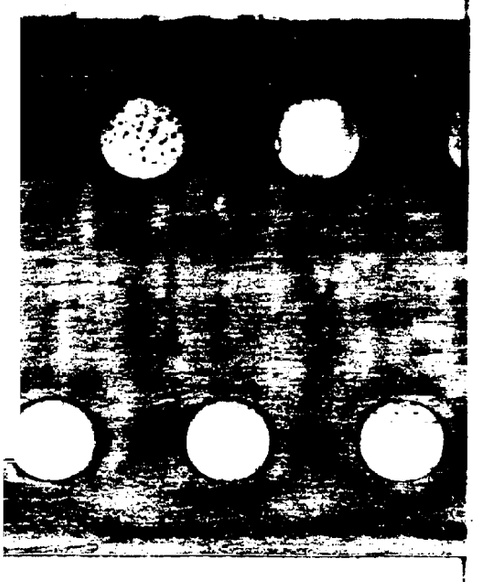
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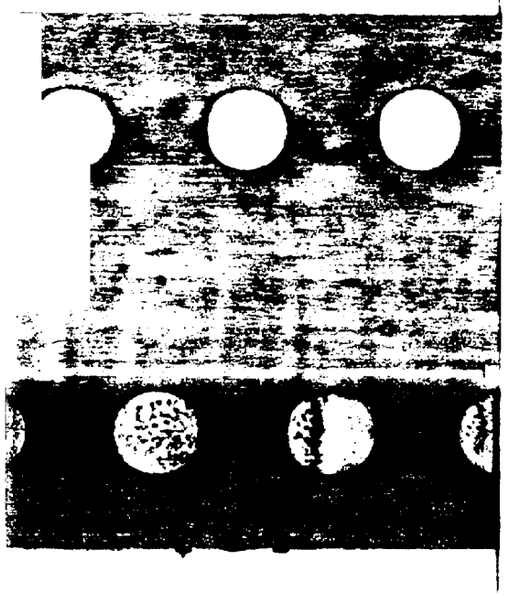
FIRST TENNESSEE

Mail To:

ROY C. ANDERSON
4900 Lambert Drive
Nashville, TN 37220

Hillsboro Rd. Mortgage Office
297-9766





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 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 25000.00
CON TX 82.50
PRFEE 0.50
WDEED 6.00
TOTAL 89.00
CHECK 89.00

03/13/89 01 10:19 0001 4927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15785

IDENTIFICATION REFERENCE

MAR 13 10 27 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 189465