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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 $53,420.87

Melinda J. Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 1989.

Notary Public

MY COMMISSION EXPIRES: March 11, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda J. Spencer (NAME)	BancBoston Mortgage Corporation (NAME)	95 5A 26
1800 Meadow Cliff (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 44090 (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Jacksonville, FL 32231 (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, Billy N. Stewart and wife, Barbara J. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda J. Spencer, Single

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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Belle Acres Subdivision, Section 1, recorded in Plat Book 5200, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Billy N. Stewart and wife, Barbara J. Stewart by deed from James M. Harrison, Jr. and wife, Lauri A. Harrison of record in Book 7302, page 652, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5408, page 360 and Book 5412, page 771, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantee herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 6789, page 204 , Register's Office for Davidson County, Tennessee, in the original principal amount of $ 47,644.00.

This is unimproved ( ) improved (X) property, known as 1800 Meadow Cliff, Nashville, Tennessee 37210
(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 hands this 20th day of April, 19 89

Billy N. Stewart

Barbara J. Stewart

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 Billy N. Stewart and wife, Barbara J. Stewart

the bargainor S, 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 20th day of April 19 89

Commission expires March 11, 1991

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

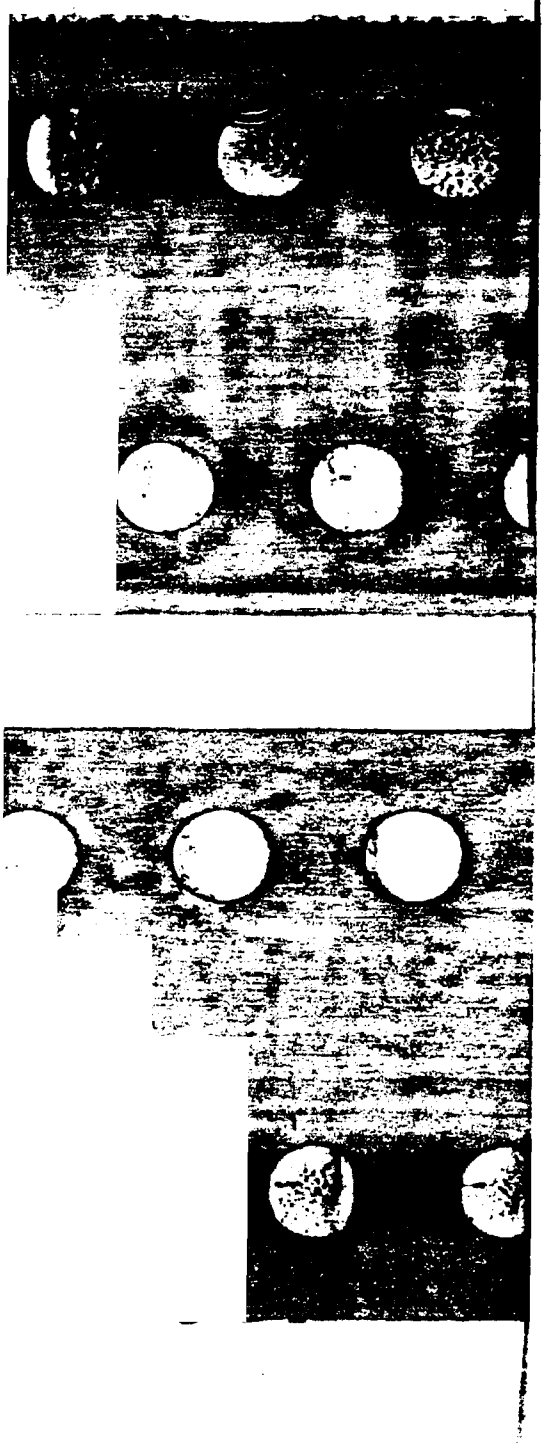
FROM
Billy N. Stewart
Barbara J. Stewart

TO
Melinda J. Spencer

0101 04/28 0101 03CHECK 182.72

285 5-3

APR 28 9 50 AM '89



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 53420.87
CON TX 176.22
PRFEE 0.50
WDEED 6.00
TOTAL 182.72
CHECK 182.72
04/28/89 01 09:51 0001 0101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28553

APR 28 9 50 AM '89

No. 204429