BOOK 7895 PAGE 627

ADDRESS NEW OWNER:
Roderick V. Spann
4807 Jeffery Drive
Nashville, TN 37211

MORTGAGEE:
First American National Bank

First American Center
Nashville, TN 37237

MAP-PARCEL NUMBERS:
MAP 134-13
PARCEL 013
05DU 11028

WARRANTY DEED

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,

Martin G. Szeigis and Cheryl J. Cochran

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roderick V. Spann and wife, Bernice K. Spann

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. 71 on the plan of Kenilworth Estates Section Four, of record in Book 3300, pages 34, 35 and 36, Register's Office for said County.

SAID Lot No. 71, which is a corner lot, fronts 59.0 feet on the westerly margin of Jeffery Drive and fronts 76.1 feet on the northerly margin of Penfield Drive, said frontages being joined by a curve having a length of 31.4 feet, and extends back 96.7 feet on the northerly line and 79.0 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Henry R. Szeigis and wife Doris Szeigis by deed from Joe Zeitlin, Trustee of record in Book 3405, page 259, said Register's Office, the said Henry R. Szeigis and wife, Doris Szeigis having since died. Doris Szeigis pre-deceased Henry R. Szeigis. By Will of record Will Book 164, page 472, Probate Court Clerk's office for Davidson County, Tennessee, and a codicil thereto, said property was devised to Martin G. Szeigis and Cheryl J. Cochran, divided equally.

The property herein conveyed is subject to restrictive covenants of record in Book 3316, page 339 and amended in Book 3343, page 293, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 4807 Jeffery Drive, Nashville, TN 37211.

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 21st day of July, 1989.

Cheryl J. Cochran

Martin G. Szeigis

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of July, 1989, before me personally appeared Martin G. Szeigis and Cheryl J. Cochran, 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 he executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

COUNTY OF _____ BOOK PAGE

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 $ 69,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 21st day of July, 1989.

My Commission Expires: 9-26-92 _____
Notary Public

5157.2

IDENTIFICATION REFERENCE

JUL 24 11 05 AM '89

DAVIDSON COUNTY, TN

8102 07/24 0101 03CHECK 234.70

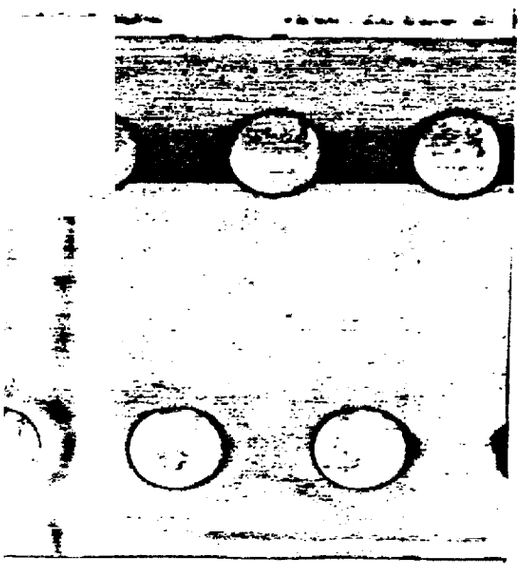
WARRANTY DEED

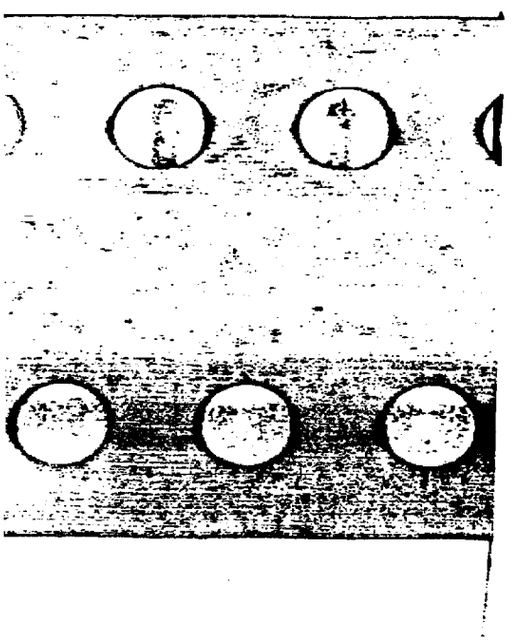
from:
Martin G. Szeigis and Cheryl J. Cochran

to:
Roderick V. Spann and wife, Bernice K. Spann

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28573





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

RECEIVED OF _____

FOR _____

BOOK 7895 PAGE 629

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 69000.00
CON TX 227.70
PRFEE 1.00
WDEED 6.00
TOTAL 234.70
CHECK 234.70

07/24/89 01 11:06 0001 8102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1.57.2.

IDENTIFI REFERENCE

JUL 24 11 05 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231739