FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 1989.

Notary Public

MY COMMISSION EXPIRES: 9-26-92

(AFFIX SEAL)

BOOK 7908 PAGE 28

THIS INSTRUMENT WAS PREPARED BY

JOHN F. MORREALE, ATTY., 449 TAFT AVE., GLEN ELLYN, IL 60137
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Sneed (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 075-00
4463 Chandler Road (STREET ADDRESS OR ROUTE NUMBER)	3451 Hammond Avenue (STREET ADDRESS)	PARCEL 134
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Waterloo, Iowa 50704-0780 (CITY) (STATE) (ZIP)	04D-91151

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, HERCHEL GUY SPEARS, JR. and CAROL W. SPEARS, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Sneed and wife, Cristina T. Sneed

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:

LEGAL DESCRIPTION ATTACHED.

55443

IDENTIF. REFERENCE

AUG 4 3 42 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (X) property, known as 4463 CHANDLER ROAD HERMITAGE 37076
(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 18th day of November, 1988

Herchel Guy Spears Jr.
HERCHEL GUY SPEARS, JR.

Carol W. Spears
CAROL W. SPEARS

NOTARY PUBLIC

23157

(over)

BOOK 7908 PAGE 29

STATE OF ~~TENNESSEE~~ N.C
Scotland County

Personally appeared before me, Betty A. Williams, a Notary Public in and for said County and State, the within named HERCHEL GUY SPEARS, JR. and CAROL W. SPEARS, husband and wife

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 Scotland County, ~~Tennessee~~ North Carolina, this 20 day of July 19 89.

Commission expires _____ Betty A. Williams
Notary Public

STATE OF TENNESSEE
_____ 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
Herchel Guy Spears, Jr. and wife,
Carol W. Spears

TO
John R. Sneed and wife,
Cristina T. Sneed

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, BEING LOT NO. 2 ON THE UNRECORDED SURVEY OF DALE AND ASSOCIATES, INC., SURVEYORS, DATED JULY 26, 1985, FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT SITUATED IN THE SOUTHERLY MARGIN OF CHANDLER ROAD (60 R.O.W.), SAID POINT ALSO BEING SITUATED IN THE NORTHWESTERLY PROPERTY LINE OF THE PROPERTY HEREIN DESCRIBED:

THENCE, ALONG AFOREMENTIONED SOUTHERLY MARGIN OF CHANDLER ROAD N 38 DEGREES 00 MINUTES 39 SECONDS E, A DISTANCE OF 146.47 FEET TO A POINT;

THENCE, S 55 DEGREES 35 MINUTES 20 SECONDS E, A DISTANCE OF 1040.08 FEET TO A POINT;

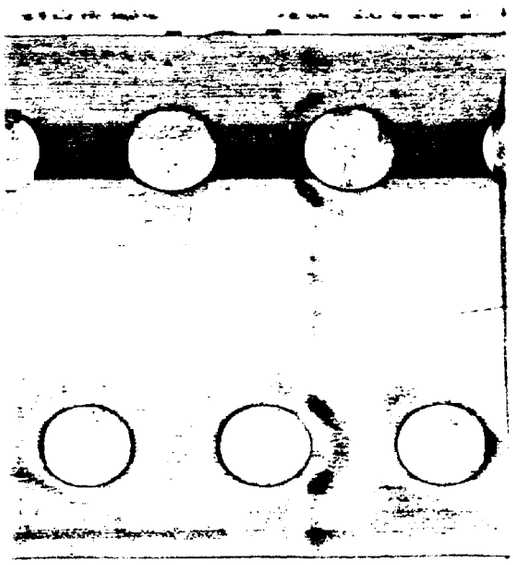
THENCE, S 85 DEGREES 44 MINUTES 28 SECONDS W, A DISTANCE OF 395.58 FEET TO A POINT;

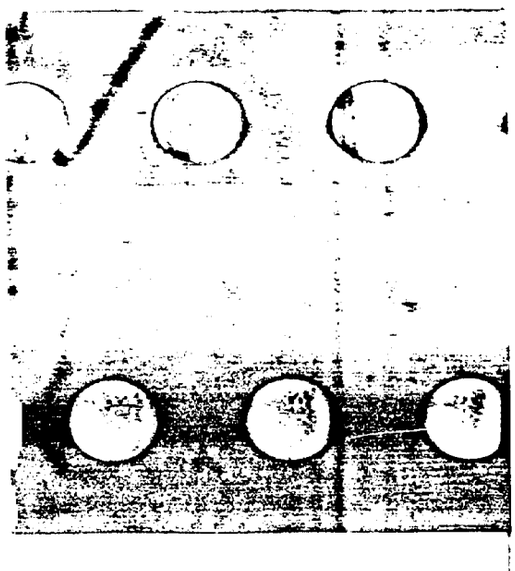
THENCE, N 55 DEGREES 50 MINUTES 08 SECONDS W, A DISTANCE OF 745.93 FEET TO A POINT SITUATED IN THE SOUTHERLY MARGIN OF CHANDLER ROAD;

THENCE, ALONG AN AFOREMENTIONED MARGIN, A CURVE TO THE RIGHT WITH A RADIUS OF 3,130.82 FEET AND A DISTANCE OF 104.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.10 ACRES OF LAND, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HERCHEL GUY SPEARS, JR. AND WIFE, CAROL W. SPEARS, BY DEED FROM KENNETH F. HUDGENS AND DOUGLAS C. JONES, OF RECORD IN BOOK 6680, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2907 08/04 0101 03CHECK 552.85





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7908 PAGE 31

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 164500.00
CON TX 542.85
PRFEE 1.00
WDEED 9.00
TOTAL 552.85
CHECK 552.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/04/89 01 15:44 0001 2907

55443

IDENTIF. REFERENCE

AUG 4 3 42 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236228