THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00259911

WARRANTY DEED

BOX 35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William P. Spears et al.	SAME	MAP 42-16
(NAME) 216 Douglas St. N.W. Section	(NAME)	PARCEL 57
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS)	(a portion of)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by William P. Spears and wife, Ruth L. Spears; Louis P. Augustin and wife, Barbara J. Augustin; and Ottis Pilkinton and wife, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Donald A. Reed and wife, Ludie A. Reed

have this day bargained and sold, and do hereby transfer and convey unto the said William P. Spears and wife, Ruth L. Spears; Louis P. Augustin and wife, Barbara J. Augustin; and Ottis Pilkinton and wife, Marie Pilkinton, doing business as Combination Properties *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the Second District of Davidson County, Tennessee, being a portion of the property of Donald A. Reed and wife, described according to survey by Donald R. Carver, Surveying, Tennessee No. 271, on July 7, 1989, as follows:

Beginning at a PK Nail on the northern line of Lot "A" of the Re-subdivision of Lot 49 of the Douglas Levine Subdivision, as of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee, said point being North 77 deg. 54' 54" West, 44.50 feet from the northeast corner of Lot "A"; thence leaving northern line of Lot "A", South 12 deg. 05' 06" West, 10.00 feet to a PK Nail; thence paralleling the northern line of Lot "A", North 77 deg. 54' 54" West, 225.98 feet to an iron pin in the eastern margin of the L & N / SCL Railroad System; thence with margin of Railroad System, North 17 deg. 12' 40" East, 10.04 feet to an iron pin; thence leaving Railroad System margin, South 77 deg. 54' 54" East, 225.08 feet to the point of beginning, containing 2,255.279 square feet.

Being part of the same property conveyed to Donald A. Reed and wife, Ludie A. Reed by deed from Marilyn A. Baker, of record in Book 6201, page 244, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me this the 22nd *day of* September 1989

My commission expires: 7-14-93 *(Affix Seal)*

Affiant

Notary Public

unimproved (X)
This is improved ( ) property, known as n/w section - 216 Douglas *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 22nd *day of* September *19*89*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald A. Reed

Donald A. Reed

Ludie A. Reed

Ludie A. Reed

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Donald A. Reed and wife, Ludie A. Reed

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* 22nd *day of* September, *19* 89

Connie N. Pate
Notary Public

Commission expires 7-24-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

3351 09/26 0101 03CHECK 33.40

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IDENTIFICATION REFERENCE

Sep 26 3 25 PM '89

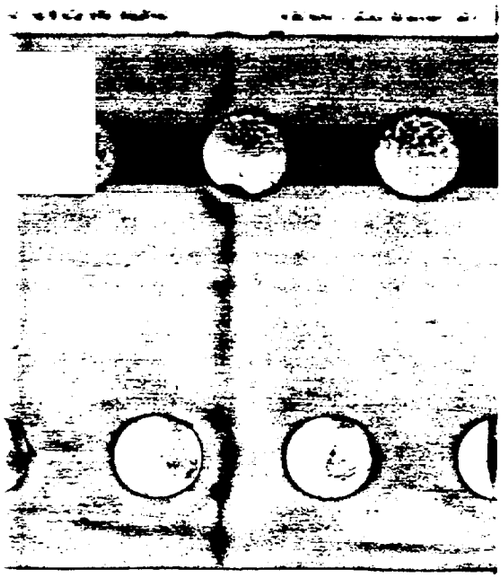
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7946 PAGE 473

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	8000.00
CON TX	26.40
PRFEE	1.00
WDEED	6.00
TOTAL	33.40
CHECK	33.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/26/89 01 15:27 0001 8351

69228

IDENTIFICATION REFERENCE

SEP 26 3 26 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 252299