THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):
George R. Spain
Box 265 K
Maynard Lane
Columbia, TN 38401

Send Tax Bills To:
Same

Map/Parcel Numbers:
Map 81-7
Parcel 127

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Harry C. Tinsley and wife, Mickey Tinsley

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

George R. Spain and wife, Laura Ann Spain

hereinafter called the Grantee(s), 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 part of Lot No. 12 on the Plan of J. D. Owen's Buena Vista Lots, as of record in Book 15, page 10 and 11, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 10th Avenue, North, 108.5 feet southerly from the intersection of the westerly margin of Cass Street; thence westwardly 127 feet to a point in the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 48.5 feet to the northwest corner of the Stamps lot; thence with the northern boundary line of said Stamps' lot eastwardly 128 feet, more or less, to a point in the westerly margin of said 10th Avenue North northwardly 48.5 feet to the beginning.

Being the same property conveyed to Harry C. Tinsley and wife, Mickey Tinsley by deed from Sarah L. Johnson of record in Book 7454, page 108, Register's Office for Davidson County, Tennessee.

Taxes for the year 1989 are prorated and assumed by the Grantee herein.

unimproved ( )
This is improved (x) property, known as 2019 10th Ave. N., Nashville

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 assigns, to warrant and defend title 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 25TH day of September, 1989.

Harry C. Tinsley
HARRY C. TINSLEY

Mickey Mackey Tinsley
MICKEY TINSLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry C. Tinsley and Mickey Tinsley, the within named 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 28TH day of September, 1989.

My Commission Expires:
2-25-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $16,000.00.

AFFIANT

Subscribed and sworn to before me this 28TH day of September, 1989.

My Commission Expires:
2-25-93

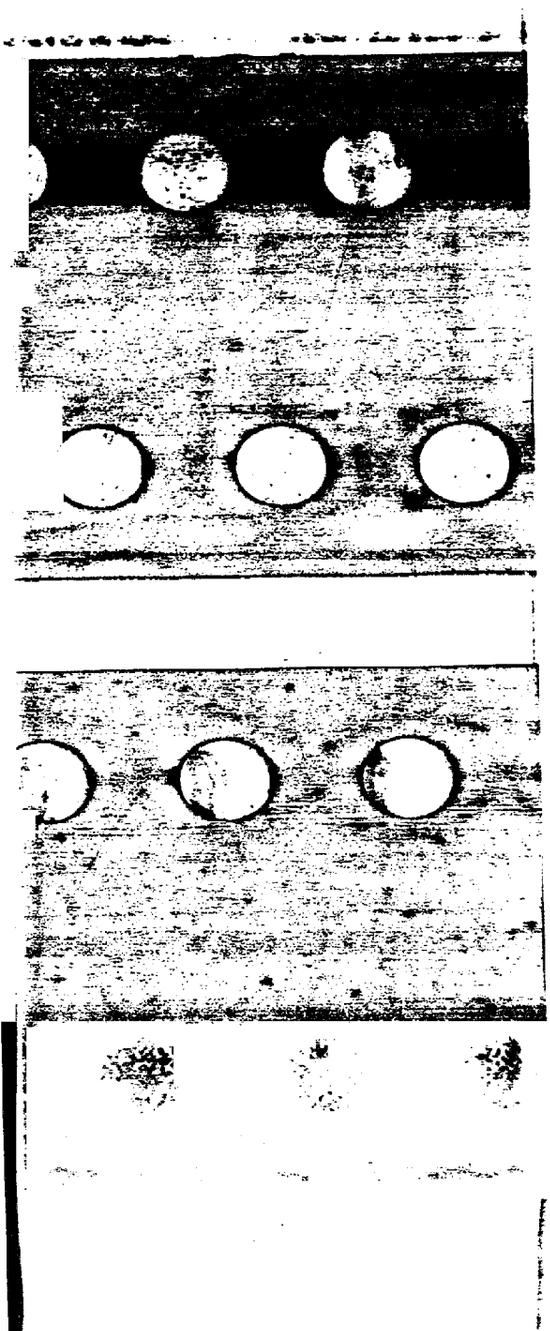
NOTARY PUBLIC

7058.6

IDENTIFICATION REFERENCE

FILED & RECORDED
DAVIDSON COUNTY, TN
OCT 2 11 05 AM '89

1723 10/02 0101 03CHECK 59.80



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

RECEIVED OF _____

FOR _____

BOOK 7951 PAGE 87

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 16000.00
CON TX 52.80
PRFEE 1.00
WDEED 6.00
TOTAL 59.80
CHECK 59.80

10/02/89 01 11:06 0001 1723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.058a.

IDENTIFICATION REFERENCE

OCT 2 11 05 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253942