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FILE 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,949.96

Ronald Wayne Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 19 89

Notary Public

MY COMMISSION EXPIRES: 5-30-93
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Wayne Ellis (NAME)	Fundamerican Corporation (NAME)	23W 1765
1913 Eastside Avenue (ADDRESS)	P. O. Box 353 (ADDRESS)	94-2-171
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Louisville, Kentucky 40201 (CITY) (STATE) (ZIP)	

FOR AND 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, Shirley L. Spears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Wayne Ellis

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 the southerly part of Lot No. 13 on the Plan of the United Electric Railway Addition to East Nashville, of record in Book 161, page 8, Register's Office for said County.

Said part of Lot No. 13 fronts 50 feet on the northerly side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Shirley L. Spears by deed from William H. Dorris, single, of record in Book 6437, page 798, Register's Office for Davidson County, Tennessee.

*including the assumption and agreement to pay the unpaid balance of a certain indebtedness in the original principal amount of $33,236.00 payable to North American Mortgage Company, and secured by a Deed of Trust of record in Book 7525, page 469, Register's Office for said County, to which reference is here made for complete terms and conditions;

James W. Spears, Sr., spouse of Shirley L. Spears, joins in this conveyance for the express purpose of relinquishing all marital rights he may have in subject property now or in the future.

unimproved ( )
This is improved (X) property, known as 1913 Eastside Avenue, Nashville, Tennessee 37206
(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 my hand this 19th day of October 19 89

Shirley L. Spears
Shirley L. Spears

James W. Spears, Sr.
James W. Spears, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley L. Spears and wife, James W. Spears, Sr.

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 19th day of October 19 89.

Commission expires 5-22-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

76516

IDENTIF. REFERENCE

Oct 25 12 56 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FROM

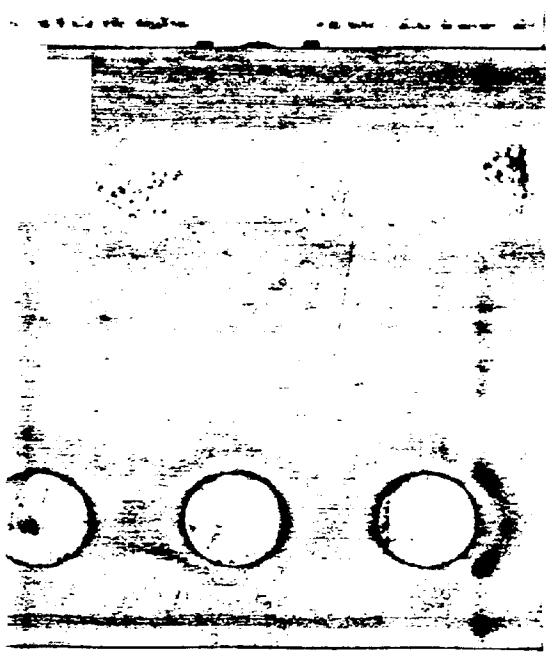
Shirley L. Spears

TO

Ronald Wayne Ellis

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115



OFFICIAL RECEIPT

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

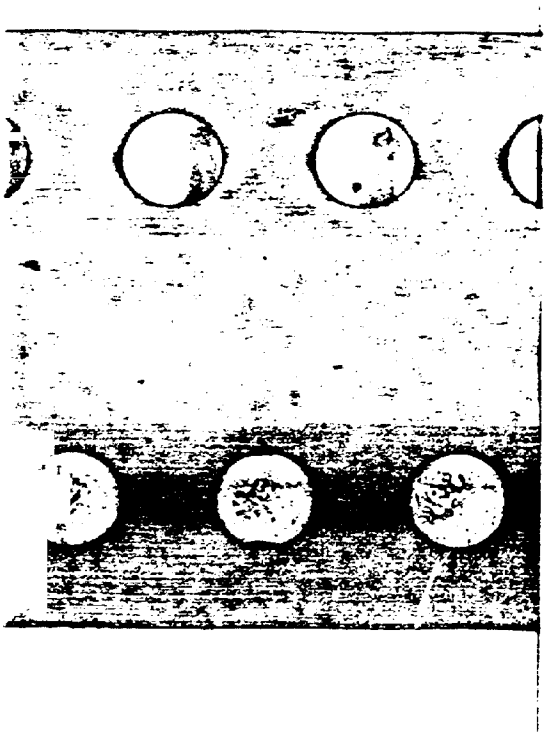
RECEIVED OF _____

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



CAPT 39549.96
CON TX 131.07
PRFEE 1.00
MISCD 6.00
TOTAL 139.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/25/89 01 12:58 0001 371

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

Oct 25 12 56 PM '89

IDENTIF. TREFERENCE

7 6 5 1 6

No. 260841