Box 3D

BOOK 8024 PAGE 8

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 327,500.00

Subscribed and sworn to before me, this the 09 day of January 19 90

My commission expires 1-21, 1990
(Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. Jan. 21, 1990 9B14434
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Philip Guinsburg	Owner
2313 Hillsboro Rd.	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37212	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 104-15-240 24W-3132	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Joel B. Spaulding and wife, Evelyn W. Spaulding

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Philip Guinsburg, Jay Woodman, Luanne Overton and Gregory Smith, a general partnership

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the southeasterly part of lot marked "1 to 4" on the Map of Linden Place, as of record in Book 547, pages 121 and 122, Register's Office for said County, and described according to a survey made by John O. Spry of Ragan-Smith & Associates, Inc., dated May 23, 1977, as follows:

Beginning at an iron pin in the northwest corner of Sunset Place and Hillsboro Road as widened; thence along the north margin of Sunset Place North 84 deg. 2 min. West 10.2 feet to an iron pin; thence continuing westerly with Sunset Place along a curve having a radius of 603 feet, a distance of 120.27 feet to an iron pin; thence North 2 deg. 14 min. 30 sec. East, 108.61 feet to an iron pin; thence South 80 deg. 0 min. East, 159.15 feet to an iron pin, said iron pin being located in the west margin of Hillsboro Road, as widened; thence along said road South 20 deg. 27 min. West, 88 feet to the point of beginning.

Being all of the property conveyed to Joel B. Spaulding and wife, Evelyn W. Spaulding by Deed of record in Book 6212 page 514, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2313 Hillsboro Rd., Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 09 day of January 19 90

Joel B. Spaulding

Evelyn W. Spaulding

State of Tennessee
County of _____

BOOK 8024 PAGE 9

On this 9th day of January, 19 90, before me personally appeared Joel B. Spaulding and wife, Evelyn W. Spaulding to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-21-90

BRENT A. CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE LAWRENCE COUNTY

Notary Public

My Commission Expires Jan. 21, 1990

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

95671

IDENTIFICATION REFERENCE

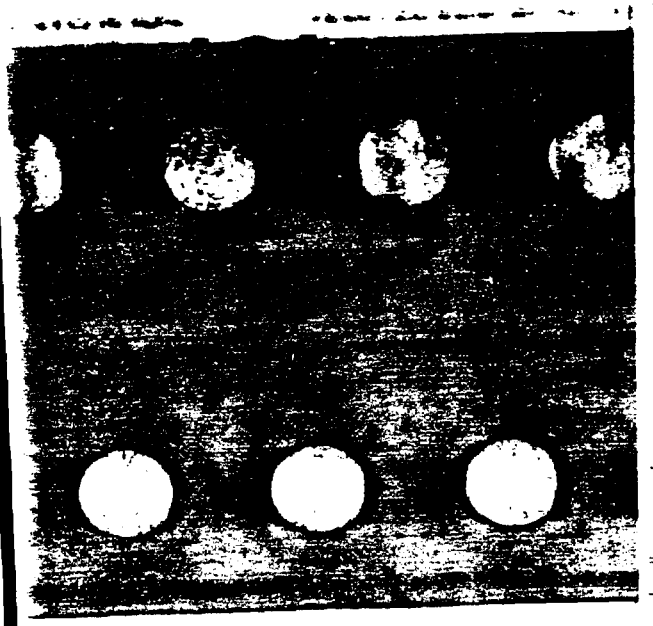
JAN 11 2 01 PM '90

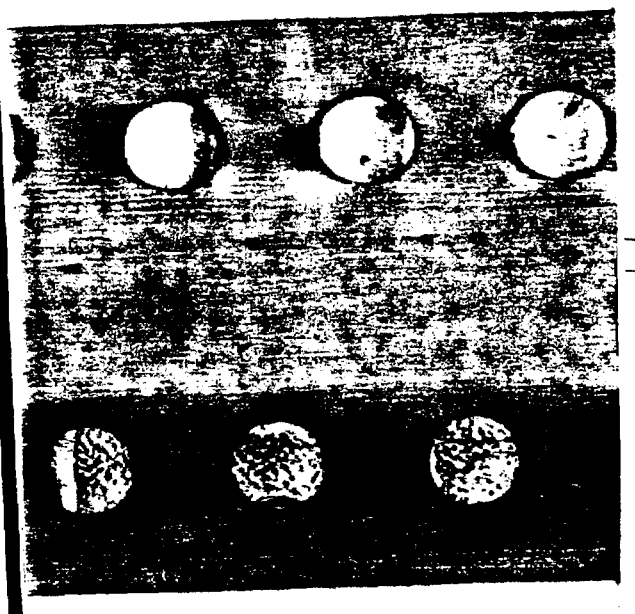
REGISTER'S OFFICE, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

3330 01/11 0101 03CHECK 1087.75





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

RECEIVED OF _____

FOR _____

BOOK 8024 PAGE 10

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
327500.00
CON TX 108.07
ERR CO
CON TX 108.07-
CON TX 1080.75
PRFEE 1.00
WDEED 6.00
TOTAL 1087.75
CHECK 1087.75

01/11/90 01 14:41 0001 2330
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9567.1

IDENTIFICATION REFERENCE

JAN 11 2 01 PM '90

DAVIDSON COUNTY, TN

No. 283451