FORM NO WD-1

File 25692

STATE OF TENNESSEE BOOK 8037 PAGE 867
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
85,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF January, 19 90
Notary Public
MY COMMISSION EXPIRES: 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickie D. Cooper (NAME)	BancBoston Mortgage Corporation (NAME)	Map 150 -2
2853 Lera Jones Drive (STREET ADDRESS OR ROUTE NUMBER)	7301 Baymeadows Way (STREET ADDRESS)	Par 5
Nashville, Tn 37217 (CITY) (STATE) (P.O. ZIP)	Jacksonville, Florida 32256 (CITY) (STATE) (ZIP)	2D 64011

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, John A. Spann, III, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vickie D. Cooper and wife Veronica B. Cooper

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 Lot No. 28 on the Plan of Percy Priest Meadows, Section One, as of record in Book 4675, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

BEING the same property conveyed to John A. Spann III, by deed from John A. Spann, Sr. and wife Lena Spann, of record in Book 6429, Page 707, Register's Office for Davidson County, Tennessee.

LOUISE P. SPANN, wife of JOHN A. SPANN, III, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any that may have in and to said property.

00945

IDENTIF. REFERENCE

FEB 1 2 58 PM '90

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

9444 02/01 0101 03CHECK 287.50

This is unimproved / improved property, known as 2853 Lera Jones Drive, Nashville, Tn 37217
(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 hands this 29th day of January, 1990

JOHN A. SPANN, III

Louise P. Spann
LOUISE P. SPANN

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, LOIS SMITH, a Notary Public in and for said County and State, the within named LOUISE P. SPANN, married

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 1990.

Lois Smith Notary Public

Commission Expires 3-3-92

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

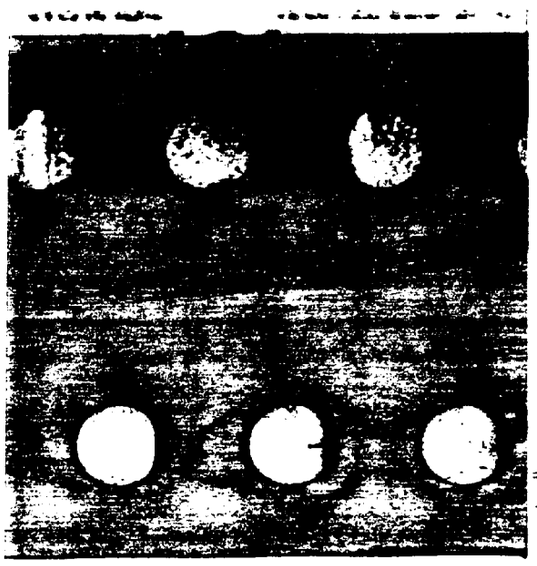
TO

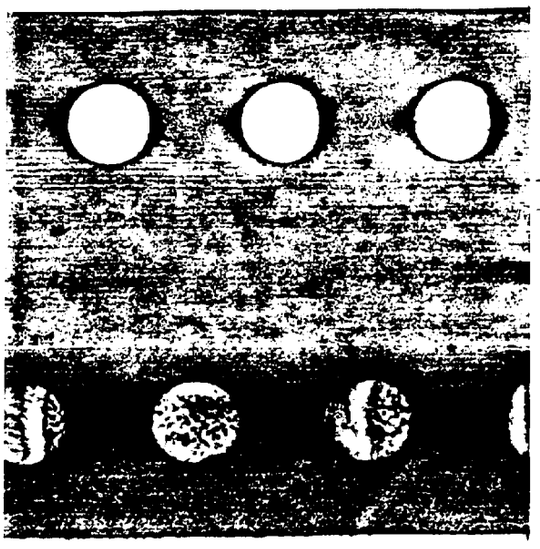
State of Tennessee
County of Davidson

On this 29TH day of January, 1990, before me personally appeared JOHN A. SPANN, III, married to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be HIS free act and deed. Witness my hand and official seal.

My Commission expires: 3-11-91

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 8037 PAGE 869

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 85000.00
CON TX 280.50
PRFEE 1.00
WDEED 6.00
TOTAL 287.50
CHECK 287.50

02/01/90 01 14:55 0001 9444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00945

IDENTIF. REFERENCE

FEB 1 2 58 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289484