This instrument prepared by Escrow Corporation of Nashville, 841 Wren Road, P.O. Box 976, Goodlettsville, TN 37072.

WARRANTY DEED

BOOK 8062 PAGE 189

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
841 WREN ROAD
P.O. BOX 976
GOODLETTSVILLE, TN 37072

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Mark A. Spicer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: September 11, 1990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
MARK A. SPICER, et ux	COLLATERAL MORTGAGE, LTD.	43-12
(NAME)	(NAME)	
201 Rio Vista Drive		69
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		11D 93163
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, JIM SWEENEY CONSTRUCTION, INC., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK A. SPICER and wife, PENNY L. SPICER

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:

Being Lot No. 23 on the Plan of Archwood Annex of record in Plat Book 6200, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Jim Sweeney Construction, Inc. by deed from James S. Sweeney, Jr., of record in Book 7673, page 288, Register's Office for Davidson County, Tennessee.

09874

IDENTIF. REFERENCE

MAR 12 9 35 AM '90

DAVIDSON COUNTY TN.

1317 03/12 0101 03CHECK 18 17

unimproved ( )
This is improved (X) property, known as 201 Rio Vista Drive, Madison, Tn. 37115
(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 27th day of February, 19 90

JIM SWEENEY CONSTRUCTION, INC.

BY: James S. Sweeney Jr. Pres

JAMES S. SWEENEY, JR., President

BOOK 8062 PAGE 190

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

Commission Expires _____ _____, Notary Public.

STATE OF TENNESSEE

DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James S. Sweeney, Jr.

and _____, with whom I am personally acquainted and who upon his oath acknowledged himself to be the president

____ and _____ respectively of the Jim Sweeney Construction, Inc.

the within named bargainor, a corporation, and that he as such president

and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said James S. Sweeney, Jr.

as such president and attesting the same by the said _____

as such _____.

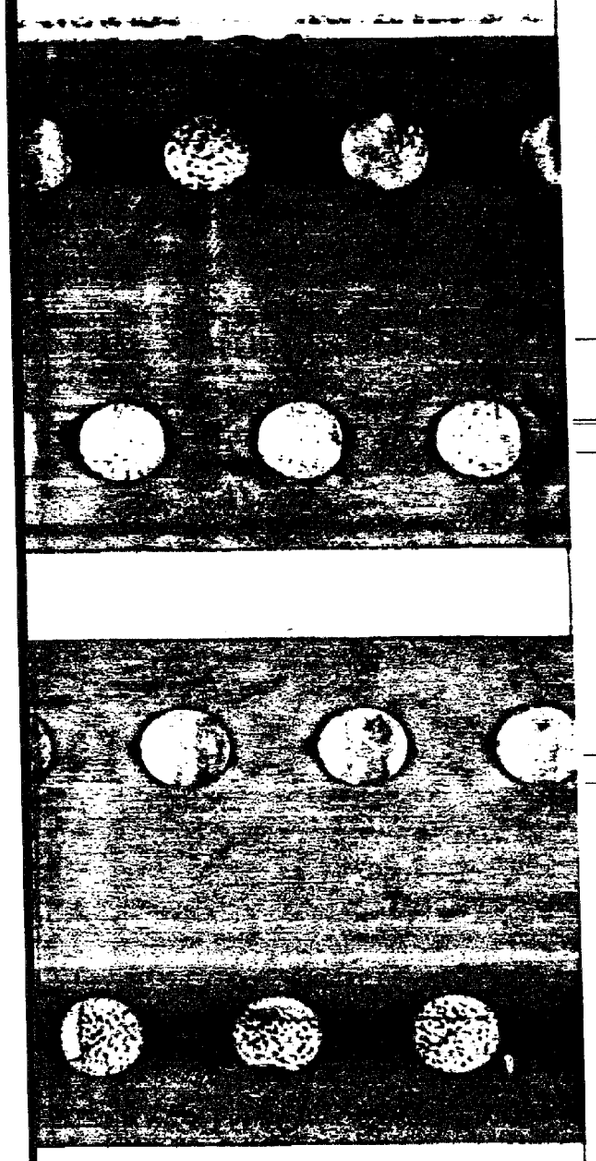
WITNESS my hand and official seal at office at Goodlettsville, Tennessee.

on this the 27th day of February, 19 90

My commission expires September 11, 1990

_____

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8062 PAGE 191

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	54900.00
CON TX	181.17
PRFEE	1.00
WDEED	6.00
TOTAL	188.17
CHECK	188.17

03/12/90 01 02:34 0001 1317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09874

IDENTIF. REFERENCE

MAR 12 9 35 AM '90

DAVIDSON COUNTY TN.

No. 299798