PRLPARED BY: Rick M. Johnson 3221 Nolensville Rd., Ste. #1 Nashville, TN 37211

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
James B. Lee and wife Carolyn Lee 5002 & 5004 Wyoming Ave. Nashville, TN	S. A. M. E.	103-03-116 103-03-115 25W-02955 25W-02950

WARRANTY DEED BOOK 8112 PAGE 618

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considertions, the receipt of which is hereby acknowledged, we, **Joe A. Spence one and the same person as Joe B. Spence and wife Ruth R. Spence** have bargained and sold, and by these present do transfer and convey unto the said **James B. Lee and wife Carolyn Lee** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The remaining part of the following described property:

Being the southeast part of Block 25 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County, described as follows:

Beginning at the northwest corner of Wyoming Avenue formerly Sixth Avenue, and 50th Avenue North, formerly Ninth Street; thence with the northerly margin of Wyoming Avenue westerly 160 feet; thence northerly and parallel with said 50th Avenue North, 150 feet to the southerly margin of an alley; thence with said alley easterly 160 feet to the westerly margin of 50th Avenue North; thence with saidd Avenue southerly 150 feet to the beginning.

Being the remaining part of the same property conveyed to Joe B. and Ruth R. Spence by Conservator's Warranty Deed from Mary C. Stephens, Conservator for Frances C. Stephens of record in Book 7374, page 189, Register's Office, Davidson County, Tennessee.

Joe A. Spence and Joe B. Spence being one and the same person.

Included in the above description by specifically excluded from the conveyance is the following described property previously conveyed to Geoffrey L. Stewart and wife Amy R. Stewart by instrument of record in Book 7603, Page 407; said Register's Office.

Being the southeast part of Block 25 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Bok 421, Page 18, Register's Office, Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc. dated July 12, 1988, as follows:

Beginning at the northwest corner of Wyoming Avenue and Fiftieth Avenue North, thence with the northerly margin of Wyoming Avenue westerly 60 feet; thence northerly and parallel with said Fiftieth Avenue North, 150 feet to the southerly margin of an alley; thence with said alley easterly 60 feet to the westerly margin of Fiftieth Avenue North; thence with said Avenue southerly 150 feet to the beginning.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is unimproved property, known as: **5002 & 5004 Wyoming Ave., Nashville, TN**

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.

Whenever 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 18 day of MAY, 1990.

Joe A. Spence

Joe A. Spence

Ruth R. Spence

Ruth R. Spence by Joe A. Spence Atty In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe A. Spence the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of MAY, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3140 05/21 0101 03CHECK 139.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe A. Spence, Attorney-In-Fact for Ruth R. Spence the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of May, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or true value, whichever is greater, for this transfer is $40,000.00.

AFFIANT

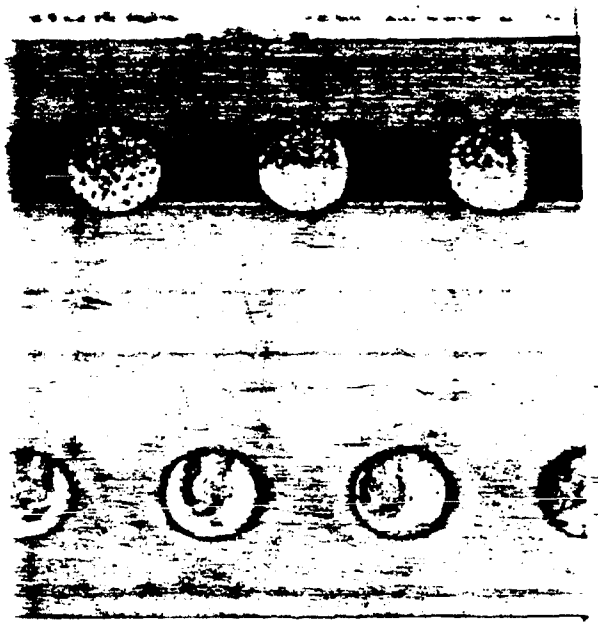
SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF MAY, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92

275U2

RECEIVED FOR RECORD
MAY 21 9 28 AM '90



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

RECEIVED OF _____

FOR _____

BOOK 8112 PAGE 620

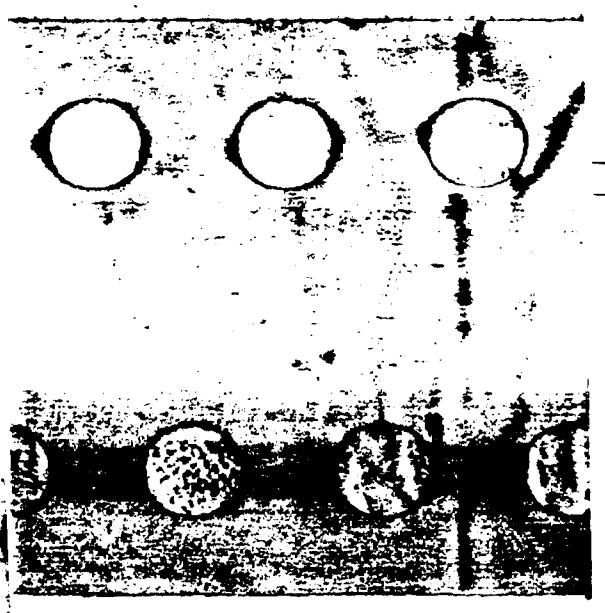
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 40000.00
CON TX 132.00
PRFEE 1.00
MDEED 6.00
TOTAL 139.00
CHECK 139.00

05/21/90 01 09:31 0001 3140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



27502

IDENTIFICATION REFERENCE

MAY 21 9 28 AM '90

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

No. 320569