FILE NO. 27040 FILE BOX "7"

BOOK 8141 PAGE 92 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 322,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 1990

(Notary Public)

MY COMMISSION EXPIRES:

(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
DELTA ANNE DAVIS et vir	S A M E	117-6-57
(NAME)	(NAME)	
3420 Hampton Avenue		7DA 24080
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37215		
(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 HARVEY B. SPERLING and wife, CATHERINE HILL SPERLING,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DELTA ANNE DAVIS and husband, KARL F. DEAN

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 the easterly 70 feet of the northerly part of Lot No. 12 and the westerly 30 feet of the northerly part of Lot No. 13 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May ___, 1910, as follows:

BEGINNING on the northerly margin of Hampton Avenue at a point 1170 feet west of the center line of 23rd Avenue South, said point being 100 feet west of the southwest corner of the property conveyed to Ruby Richardson Donnelly by deed from Loiette Hampton Hume et al, of record in Book 1040, page 486, Register's Office for said County; thence northwardly and parallel with said Donnelly's west line 344.7 feet, more or less, to the southerly line of Lot No. 7; thence westwardly, with the southerly line of Lots Nos. 7 and 8, 100 feet; thence southwardly 344.7 feet, more or less, to the northerly margin of Hampton Avenue; thence with said Avenue eastwardly 100 feet to the beginning.

BEING the same property conveyed to Harvey B. Sperling and wife, Catherine Hill Sperling by deed from Joseph F. Handly and wife, Opie C. Handly, of record in Book 5453, page 491, Register's Office for Davidson County, Tennessee.

This is unimproved / This is improved X property known as 3420 Hampton Avenue, Nashville, Tennessee 37215
(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. 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 hand s this 25th day of June, 19 90

Harvey B. Sperling
HARVEY B. SPERLING

Catherine H. Sperling
CATHERINE HILL SPERLING

BOOK 8141 PAGE 93

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HARVEY B. SPERLING and wife, CATHERINE HILL SPERLING,

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 1990

Notary Public

Commission Expires 3/11/92

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

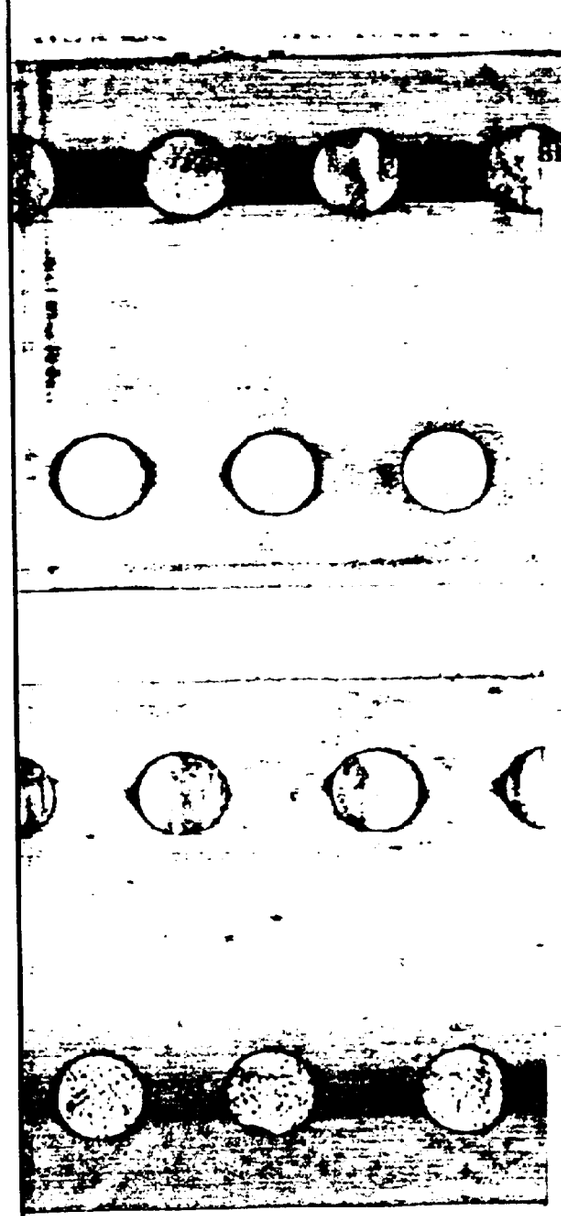
FROM

TO

37611

JUN 28 11 56 AM '90

4898 06/28 0101 03CHECK 1069.60



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

RECEIVED OF

FOR

BOOK 8141 PAGE 94

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	322000.00
CON TX	1062.60
PRFEE	1.00
WDEED	6.00
TOTAL	1069.60
CHECK	1069.60

06/28/90 01 11:56 0001 4898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37 6 1 9

REGISTER'S OFFICE

JUN 28 11 56 AM '90

No. 332497