ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
David P. Spear and wife, Janie K. Spear 1239 General George Patton Rd. Nashville, TN 37221	Atlantic Coast Mortgage Co. 12700 Fair Lakes Circle Suite, #400 Fairfax, VA 22033	142-9-E Par 39 B0170

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged We, **James W. Perkins, III, a single person** have bargained and sold, and by these present do transfer and convey unto the said David P. Spear and wife, Janie K. Spear the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit No. 1239, together with the Carport designated No. 1239-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennesse, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to James W. Perkins, III, a single person by deed from Harry and Smith Contractors, Inc. of record in Book 6536, page 71, Register's Office for Davidson County, Tennessee.

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

This is improved property known as: **1239 General George Patton Rd., Nashville, TN 37221.**

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 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 gender.

Witness our hands this 20 day of May, 1991.

James W. Perkins
JAMES W. PERKINS, a single person

MAY 21 10 55 AM '91

IDENTIFICATION REFERENCE

15778

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 JAMES W. PERKINS, III, a single person, _____ the bargainor 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 20th day of May, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $87,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

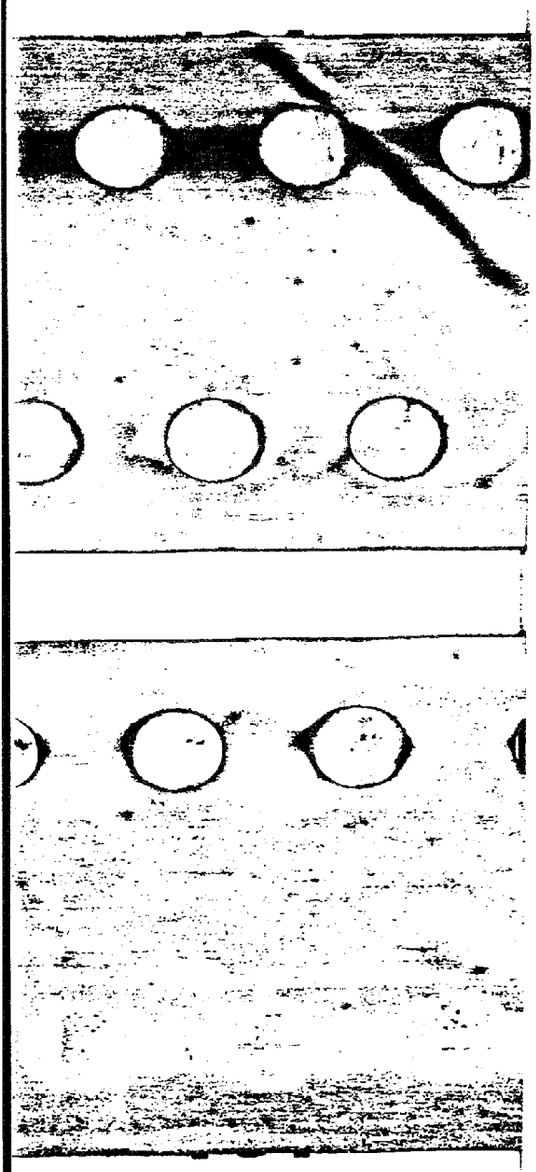
Sworn to and subscribed before me, this 20 day of May, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

3842 05/21 0101 03CHECK 294.10

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8356 PAGE 29

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	87000.00
CON TX	287.10
PRFEE	1.00
WDEED	6.00
TOTAL	294.10
CHECK	294.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 56 0001 3842

157.7.8.

IDENTIFICATION REFERENCE

MAY 21 10 55 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 423429