ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Chrystella Maria Witherspoon 4208 Brick Church Pike Nashville, TN 37207	First Wachovia Mortgage Company P.O. Box 3174 Winston-Salem, NC 27102	Map 32-13 Parcel 48 10D-00410

Boy 70

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 including the assumption of a certain Deed of Trust of record in Book 6844, Page 707, Register's Office for Davidson County, Tennessee, to secure to Barclays American Mortgage Co., the original principal amount of $ 59,920.00, payable as therein specified; We, **David P. Spear and wife Janie K. Spear** _____ have bargained and sold, and by these present do transfer and convey unto the said Chrystella Maria Witherspoon _____ the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot NO. 5 on the Plan of Timbertrail Section 3, of record in Book 5190, page 745, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to David P. Spear and wife Janie K. Spear by deed from Radnor Homes, Inc. of record in Book 6439, Page 489; 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: **4208 Brick Church Pk. Nashville, TN 37207.**

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 17 day of May, 1991.

3845 05/21 0101 03CHECK 225.46

David P. Spear
DAVID P. SPEAR

Janie K. Spear
JANIE K. SPEAR

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 DAVID P. SPEAR AND WIFE, JANIE K. SPEAR the bargainor(s) 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 17 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 $ 64,250.00. 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 17 day of MAY, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

157.8 I:

IDENTIFICATION REFERENCE

MAY 21 10 56 AM '91

FELIX P. WHITE REGISTER
DAVIDSON COUNTY, TENNESSEE

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 41

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 66214.00
CON TX 218.46
PRFEE 1.00
WDEED 6.00
TOTAL 225.46
CHECK 225.46

05/21/91 01 10:57 0001 3845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

157.8 I.

IDENTIFI REFERENCE

MAY 21 10 55 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 423432