WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Timothy Roy Vaden and wife, Teresa Diane Spencer Vaden same	Mail 2031 Union Hill Rd Goodlettsville, Tn 37072	Map 16 Parcel 27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,795.00.

x Timothy Roy Vaden
x Teresa Diane Spencer Vaden
Affiant

Subscribed and sworn to before me this 22 day of May, 1991.

Notary Public

My Commission Expires:
My Commission Expires JAN. 23, 1994

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, George Thomas Spencer and wife, Shelby Jean Spencer, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Timothy Roy Vaden and wife, Teresa Diane Spencer Vaden, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee described according to a survey by Rocky L. Montoya dated May 7, 1991 as follows:

Beginning at a concrete monument on the northern margin of Union Hill Road, said point being the southeast corner of the property of Binkley Cemetery and the southwest corner of this tract, thence, leaving said road margin with the line of Binkley Cemetery North 00 degrees 29 minutes 40 seconds East 117.20 feet to an iron pin; thence, continuing with the line of Binkley Cemetery, South 88 degrees 14 minutes 59 seconds East 20.79 feet to an iron pin; thence, continuing with the line of Binkley Cemetery and the line of George T. Spencer, North 03 degrees 30 minutes 00 seconds East 799.96 feet to a point; thence with a new line South 78 degrees 00 minutes 00 seconds East 242.48 feet to a point on the line of George T. Spencer; thence, with the line of George T. Spencer, South 02 degrees 30 minutes 00 seconds West 834.52 feet to a point on the northern margin of Union Hill Road; thence, with the northern margin of Union Hill Road, South 83 degrees 30 minutes 20 seconds West 273.16 feet to the point of beginning containing 5.01 acres, more or less.

Being a portion of the property conveyed to George Thomas Spencer and wife, Shelby Jean Spencer by deed from George Thomas Spencer of record in Book 4577, page 380, Register's Office for Davidson County, Nashville, Tennessee.

This is improved property on Union Hill Road.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1991 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of May, 1991.

George Thomas Spencer

Shelby Jean Spencer

4721 05/23 0101 03CHECK 29.44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of May, 1991, before me personally appeared George Thomas Spencer and wife, Shelby Jean Spencer, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of May, 1991.

Notary Public

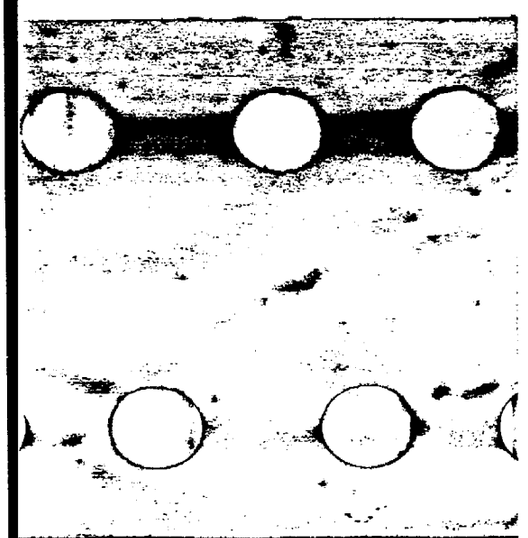
My Commission Expires:
March 26, 1994

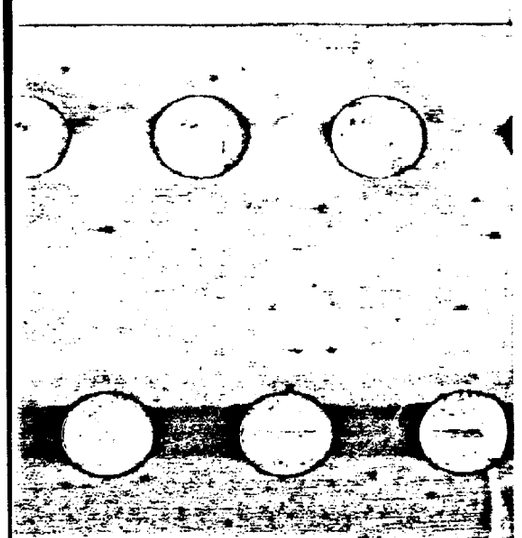
16588

IDENTIFICATION REFERENCE

MAY 23 10 56 AM '91

FEES & MORTGAGE TAX REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8358 PAGE 178

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 6795.00
CON TX 22.44
PRFEE 1.00
WDEED 6.00
TOTAL 29.44
CHECK 29.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/23/91 01 10:59 0001 4721

16588

IDENTIFICATION REFERENCE

MAY 23 10 56 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 424296