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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 19 91

Notary Public

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip M. Spears | Source One Mortgage Services | MAP 75-8 |
| (NAME) | (NAME) | |
| 648 Dutchman's Drive | 27555 Farmington Road | PARCEL 140 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, TN 37076 | Farmington Hills, MI 48334-3357 | 4D-05722 |
| (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, Mike B. Lawson and wife, Elinor G. Lawson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip M. Spears and wife, Cheri R. Spears

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:

LAND in Davidson County, Tennessee, being Lot No. 155 on the Plan of Highlands of Tulip Grove, Section 1, as of record in Book 4675, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mike B. Lawson and wife, Elinor G. Lawson by deed from Chess N. McKinney, unmarried, filed of record in Book 7364, page 422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

6.8.6.5.1.

IDENTIFICATION REFERENCE

DEC 11 1 21 PM '91

REGISTER

This is improved ( X ) unimproved ( ) property, known as 648 Dutchman's Drive, Hermitage, TN 37076
(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. Wherever 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 6th day of December, 19 91

Mike B. Lawson

Elinor G. Lawson

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Mike B. Lawson and wife, Elinor G. Lawson

(or proved to me on the basis of satisfactory evidence) the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 19 91.

Commission expires March 25, 1995

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

* (or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____ Notary Public

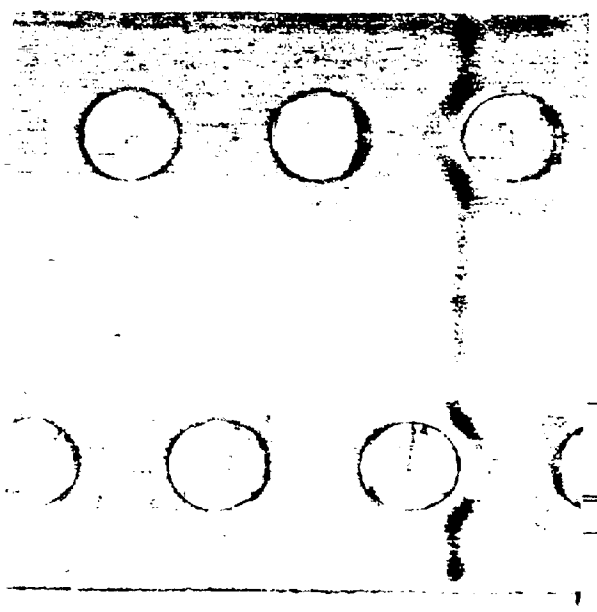
**WARRANTY DEED**

**FROM** Mike B. Lawson and wife, Elinor G. Lawson

**TO** Phillip M. Spears and wife, Cheri R. Spears

1558 12/11 01 1 23CHECK 347.40

**Return to:** PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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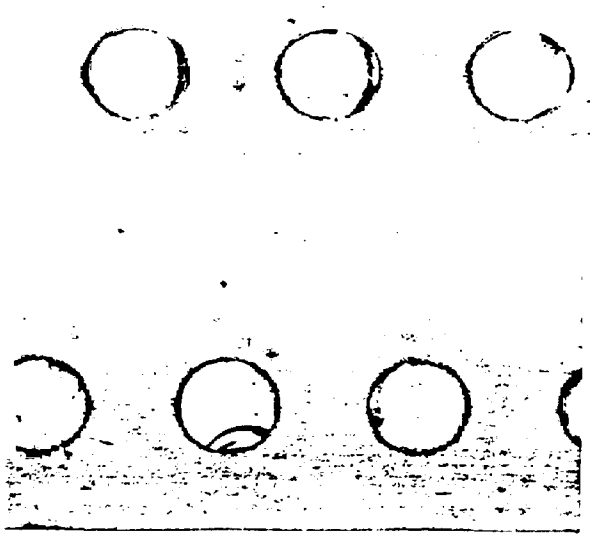
| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 6.00
TOTAL 347.40
CHECK 347.40

12/11/91 01 13:23 0001 1558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



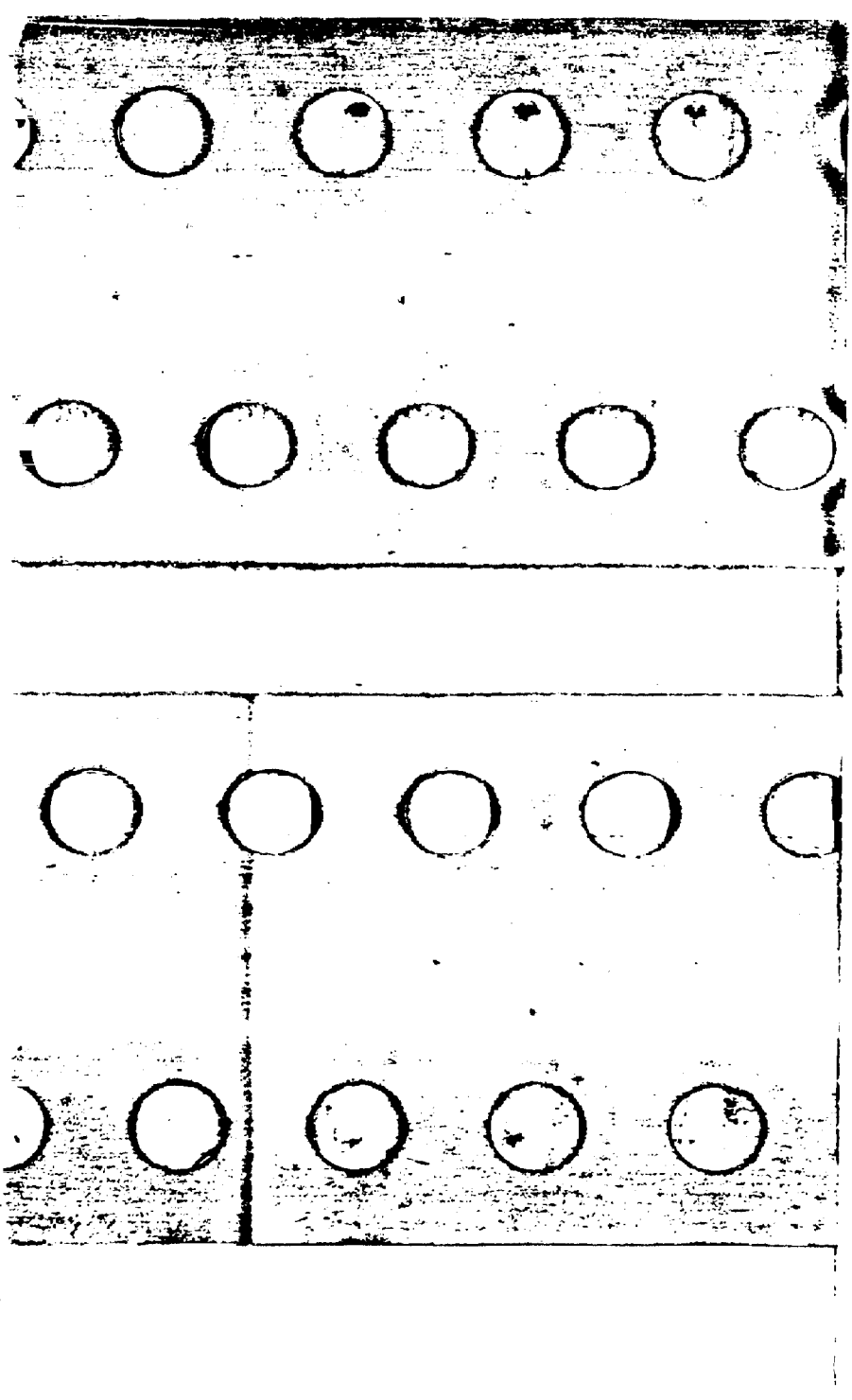
6.8.6.5.1.

IDENTIFICATION REFERENCE

Dec 11 1 21 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 484097



12-11-91

VOID

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