Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Glenn Spain 1116 E. Greenwood Avenue Nashville, TN 37206	same	D.W. McMackin P.O. Box 2758 Nashville, TN 37219-2758

Map 051-12
Parcel 123

WARRANTY DEED
IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 26th day of February, 1992, by and between Arnold G. Rickert and wife, Pamela Ann Rickert, party of the first part, and Glenn Spain, his heirs and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain and sell, convey, and confirm unto the said party of the second part the following described real estate situated and being in the City of Madison, County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, described as follows: BEING lot No. 20 on the Map of Andrew Jackson's Addition to Montague Park, as of record in Book 547, pages 83 and 84, Register's Office for said County.

Said Lot No. 20 fronts 101.4 feet on the northeasterly side of Indian Trail and runs back 131.2 feet on the southeasterly line and 145 feet on the northwesterly line to a dead line, measuring 100 feet thereon.

BEING the same property conveyed to Rickey Rodger Frizzell and wife, Pamela Ann Frizzell, by deed from Wayne Estes Sloan and wife, Vivian Hobbs Sloan, of record in Book 4589, page 135, Register's Office for Davidson County, Tennessee, and to Pamela Ann Frizzell by Divorce Decree from Rickey Rodger Frizzell and of record in Book 6835, page 565, said Register's office.

This is improved property located at 351 Indian Trail, Madison, Tennessee 37115.

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same, that the same is unencumbered and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The party of the first part has executed and delivered this Warranty Deed to the party of the second part in lieu of the foreclosure of that certain deed of trust dated May 31, 1990, executed by Pamela Ann Frizzell Rickert and husband, Arnold Rickert, to William H. Bonds, Jr., Trustee, of record in Book 8121, page 757, Register's Office, Davidson County, Tennessee, and for full satisfaction of the indebtedness therein described.

WITNESS THE signature(s) of the party of the first part on the day and year first above written.

Arnold G. Rickert

Pamela Ann Rickert,
formerly Pamela Ann Frizzell

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 Arnold G. Rickert and wife, Pamela Ann Rickert (formerly Pamela Ann Frizzell), the bargainor(s), with whom I am personally acquainted, (or proved to me upon 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 26th day of February, 1992.

Notary Public

My commission expires:

My Commission Expires March 26, 1994

5355 02/28 0101 03CHECK 33.64

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,700.00.

Affiant

Subscribed and sworn to before me on this 28th day of February, 1992.

Notary Public

My commission expires:
11/26/94

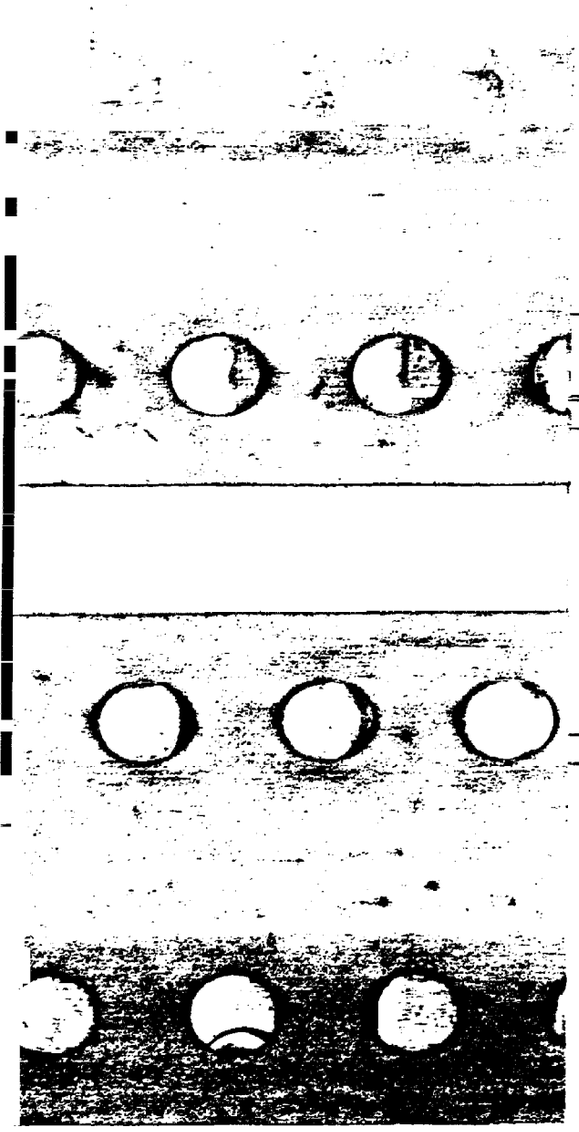
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1700
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28 DAY OF Feb 1992.
Deputy Register

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
Feb 28 10 49 AM '92

IDENTIFICATION REFERENCE

8.7.8.6.0.

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



RECEIVED OF _____

FOR _____

BOOK **8560** PAGE **814**

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	7200.00
CON TX	26.64
PRFEE	1.00
MDEED	6.00
TOTAL	33.64
CHECK	33.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/28/92 01 10:49 6001 5355

8.7.8.6.0.

IDENTIFICATION REFERENCE

Feb 28 10 49 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 505864