Box 6
CAW

BOOK 8596 PAGE 972

FROM: REBECCA A. FRY,
an unmarried person

TO: DENA MARIE SPEARS
an unmarried person

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1200
414 UNION STREET
NASHVILLE, TENNESSEE 37219-1777

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Dena Marie Spears	NationsBanc Mortgage Corp.	Map 119-10
2823 Live Oak Road	of Virginia	Parcel 172
Nashville, TN 37210	P.O. Box 85108	
	Richmond, VA 23285-518	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $64,000.00

Dena Marie Spears
Affiant

Subscribed and sworn to before me, this the 31st day of March, 1992.

Carol A. Allison
Notary Public

CAROL A. ALLISON NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENN.

My Comm. Expires: 1-23-93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Rebecca A. Fry, an unmarried person, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Dena Marie Spears, an unmarried person, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

6283 04/01 0101 03CHECK 246.80

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 2823 Live Oak Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this 31 day of March, 1992.

Rebecca A Fry
REBECCA A. FRY

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 Rebecca A. Fry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of March, 1992.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 1-23-93

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENN.

14731/CAW
RRS016-00000/ 3/31/92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Mashburn Heights, as of record in Book 1835, page 1, in the Register's Office for said County.

Said Lot No. 3 begins at a point in the south margin of Live Oak Road at the corner of Lots No. 3 and 4; thence with the line between said lots southerly 138 feet to the north line of Lot No. 1; thence with the line between Lots No. 1 and 3, easterly 163.7 feet to the West margin of Mashburn Road; thence with the margin of same, northerly 56.7 feet to the beginning of a curve; thence around said curve, northwesterly 34.5 feet to a point in the south margin of Live Oak Road; thence with the margin of same, westerly 109.6 feet to the beginning.

Being the same property conveyed to Rebecca A. Fry, unmarried, by deed from John D. Day, a widower, of record in Book 5898, page 133, Register's Office for Davidson County, Tennessee.

The above-referenced property is conveyed subject to the following:

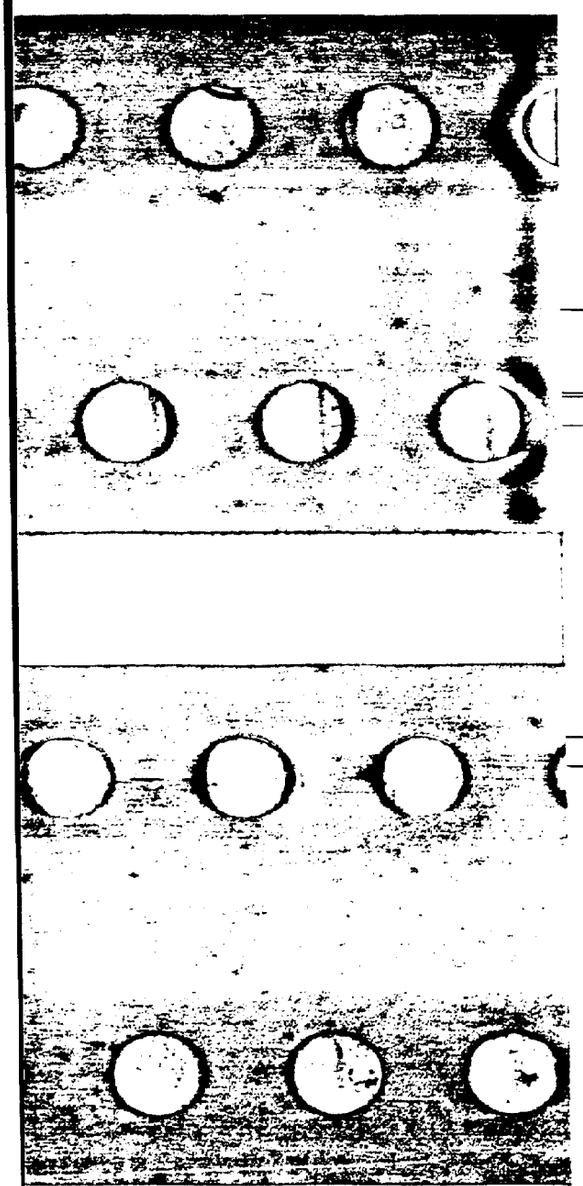
1. 1992 Metropolitan Government taxes, a lien but not yet due and payable.

2. All matters shown on the Plan of record in Book 1835, page 1, said Register's Office.

3. All matters shown on the Mortgage Loan Inspection made by Campbell Surveying Co., Inc., dated March 24, 1992, including the encroachments of the wood deck, brick patio and storage building on the 10' public utility easement.

J 7.9 5.7.

IDENTIFI REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8590 PAGE 975

CO CONVEYANCE	CC - CERTIFIED COP.	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	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	9.00
TOTAL	246.80
CHECK	246.80

04/01/92 01 16:04 0001 6283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97957

IDENTIFICATION REFERENCE

APR 1 4 03 PM '92

DAVIDSON COUNTY, TN

No. 517187