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:
Eldon R. Spraker, III 4004 Hillsboro Rd Nashville, TN 37215	Same	Map 81-16 Parcel 458

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,500.00.

Affiant

Subscribed and sworn to before me this 27th day of July, 1992.

Notary Public

My Commission Expires: March 26, 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, Eugene H. Bass and wife, Cynthia J. Bass, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Eldon R. Spraker, III, a single person, hereinafter referred to as Grantee, his 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, being the southerly 120 feet of Lot No. 18 in Harding's First Addition to Nashville, a plan of which is of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Eugene Bass by deed from Vina Bass of record in Book 5793, page 17, said Register's Office.

This is improved property located at 1204 Meharry Blvd. in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered with the exception of 1992 taxes which have been prorated and assumed by Grantee.

30867
IDENTIF. REFERENCE
JUL 27 1 50 PM '92
FELIX Z. MCGINNIS REGISTER
DAVIDSON COUNTY TN
PICK-UP
07/27 0101 03CHECK
21.95

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 Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 13 day of July, 1992.

Eugene H. Bass

Cynthia J. Bass

STATE OF MICHIGAN)
COUNTY OF Jackson)

On this 13th day of July, 1992, before me personally appeared Eugene H. Bass and wife, Cynthia J. Bass, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness our hand and seal, at office in Jackson, Jackson County, Michigan, this 13th day of July, 1992.

ANN G. CASSIDY
NOTARY PUBLIC, JACKSON COUNTY, MICH
MY COMMISSION EXPIRES 02-11-96
ACTING IN Jackson CO., MI

Notary Public

My Commission Expires: _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8684 PAGE 977

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	3500.00
CON TX	12.95
PRFEE	1.00
WDEED	8.00
TOTAL	21.95
CHECK	21.95

07/27/92 01 13:51 0001 9302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30867

IDENTIF. TREFERENCE

JUL 27 1 50 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 553986