BOOK 8756 PAGE 807 Box 58

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

William Douglas Ridings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 1992

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney, 51 Century Boulevard, Suite 110, Nashville, TN 37214-3614

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Spelta	First American National Bank	Map 75-11
(NAME) 613 Baton Rouge Court	(NAME) First American Center	Parcel 33
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, Tennessee 37237	4D-24552
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, William Douglas Ridings and wife, Judy Ann Ridings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Spelta and wife, Jacqueline B. Spelta

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. 451 on the Plan of Highlands of Tulip Grove, Section 2, as recorded in Book 4675, page 93, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to William Douglas Ridings and wife, Judy Ann Ridings by deed from Billy E. Hamrick and wife, Charlotte A. Hamrick of record in Book 6028, page 40, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements and building lines of record.

5 4 3 0 4

CROSS REFERENCE

DAVIDSON COUNTY, TN

0630 10/14 0101 03CHECK 306.85

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (xx) property, known as 613 Baton Rouge Court 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 22nd day of September 19 92

William Douglas Ridings

Judy Ann Ridings

BOOK 8756 PAGE 808

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 William Douglas Ridings and wife, Judy Ann Ridings

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at their Nashville, Tennessee, this 22nd day of September 1992.

Commission expires March 25, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that 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.

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

My commission expires

Notary Public

WARRANTY DEED

FROM

WILLIAM DOUGLAS RIDINGS AND WIFE,

JUDY ANN RIDINGS

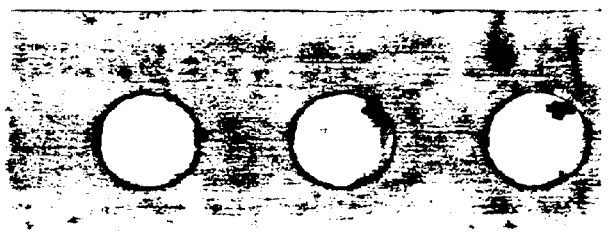
TO

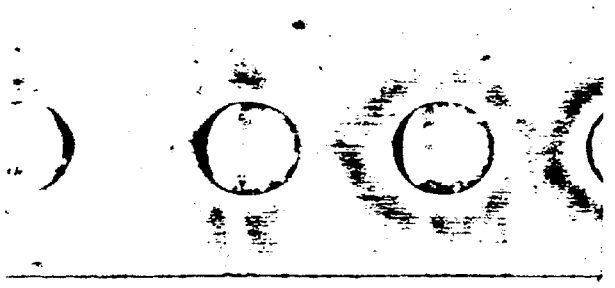
ROBERT S. SPELTA AND WIFE,

JACQUELINE B. SPELTA

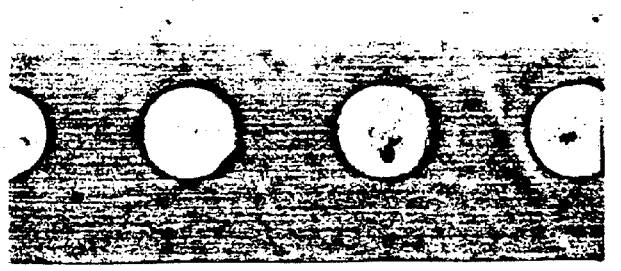
RETURN TO:

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 80500.00
CON TX 297.85
PRFEE 1.00
WDEED 8.00
TOTAL 306.85
CHECK 306.85

10/14/92 01 13:56 0001 0630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54804

IDENTIFICATION REFERENCE

OCT 14 1 55 PM '92

DAVIDSON COUNTY, TN

No. 580125