This instrument Prepared By:
Elizabeth M. Adams
Farris, Warfield & Kanaday
17th Floor, Third National Bank Building
Nashville Tennessee 37219

BOOK 8897 PAGE 651

ADDRESS NEW OWNER:
Joseph A. Custer and Michelle H. Custer
101 Taggart Avenue
Nashville, TN 37205

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP 129-8
GROUP
PARCEL 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, A. C. Spain and wife, Dottie C. Spain ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Joseph A. Custer and wife, Michelle H. Custer ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 23 on Block "E" on the Second Revised Plan of Highlands of Belle Meade No. 2 as of record in Book 1130, page 71 and 72, Register's Office for said County,
>
> Beginning at a point in the south margin of Taggart Avenue at the corner of Lot Nos. 22 and 21; thence west with said Avenue, 93.55 feet to a point; thence around a curve in a southwesterly direction 31.42 feet to the point in the easterly margin of State Highway 100; thence with said Highway in a southerly direction 172.45 feet to a point; thence easterly 116.93 feet to the line between Lot Nos. 22 and 23; thence with the line between said lots, northerly 197.62 feet to the point of beginning.
>
> Being the same property conveyed to A. C. Spain and wife, Dottie C. Spain by deed from Patricia H. White of record in Book 8710, page 379, Register's Office for Davidson County, Tennessee.
>
> This description is the same as that which appears in the previous deed.

This is improved property known as 101 Taggart Avenue, Nashville, TN 37205.

This conveyance is made subject to:

1. 1993 Davidson County property taxes, a lien not yet due and payable.

2. Restrictive covenants contained in instrument of record in Book 1361, page 210, said Register's Office.

3. All matters as shown on the Plan of record in Book 1130, pages 71 & 72, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with Grantees that Grantors themselves lawfully seized and possessed of the Property in fee simple, have a good right to

convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BK 8897 PAGE 655

Witness our hands this the 26th day of March, 1998.

A. C. Spain

Dottie C. Spain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named A. C. Spain and wife, Dottie C. Spain, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $138,500.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of March, 1998.

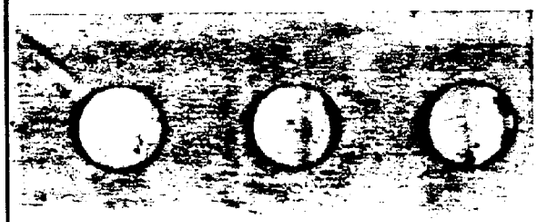
NOTARY PUBLIC

My Commission Expires: 9-21-96

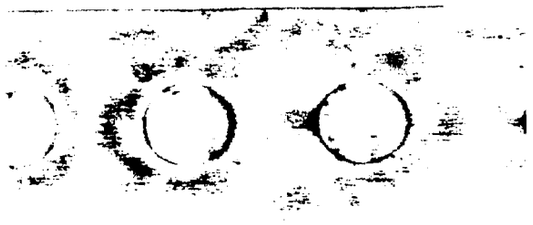
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FEE [illegible]

31 MAR '98









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8897 PAGE 656

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MT 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	
				138500.00
			CON TX	512.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	521.45
			CHECK	521.45
03/26/93	01		15:39 0001	6332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

037566

REFERENCE

26 3 41 PM '93

No. 633800