This Instrument Prepared By:
Farris, Warfield & Kanaday
17th Floor, Third National Bank Building
Nashville Tennessee 37219

BOOK 8936 PAGE 684

ADDRESS NEW OWNER:
M. Clark Spoden
1024 River Ridge Terrace
Nashville, TN 37221

SEND TAX BILL:
To New Owner

MORTGAGEE:
NationsBank of Tennessee, N.A., a national banking association
One NationsBank Plaza
Nashville, Tennessee 37239

MAP AND PARCEL:
MAP 141-15
GROUP
PARCEL 71

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Six Thousand Five Hundred and no/00 Dollars ($96,500.00), cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Barry Stouffer and wife, Lea Stouffer ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto M. Clark Spoden, unmarried ("Grantee"), his 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. 224 on the Plan of Rolling River Estates, Phase "10", of record in Book 6200, page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Barry Stouffer and wife, Lea Stouffer, by deed from W. Fred Williams, Trustee, of record in Book 8697, page 259, 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 1024 River Ridge Terrace, Nashville, TN 37221.

This conveyance is made subject to:

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

2. Restrictive covenants contained in an instrument of record in Book 4788, page 950, amended in Book 4871, page 640, Book 4892, page 689, made applicable by Book 6298, page 934, Register's Office for Davidson County, Tennessee.

3. The Plan of Record in Book 6200, page 53, Register's Office for Davidson County, Tennessee.

4. Charter of Rolling River Estates, Inc. of record in Book 4892, page 672, and By-Laws appended thereto, as made applicable to Book 6298, page 934, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantors do covenant with Grantee 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 assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of May, 1993.

Barry Stouffer

Lea Stouffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Barry Stouffer and wife, Lea Stouffer, 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 3rd day of May, 1993.

Cathy H. Pruitt
NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $96,500.00.

AFFIANT

Subscribed and sworn to before me
this 3rd day of May, 1993.

Cathy H. Pruitt
NOTARY PUBLIC

My Commission Expires: 3/22/97

15939

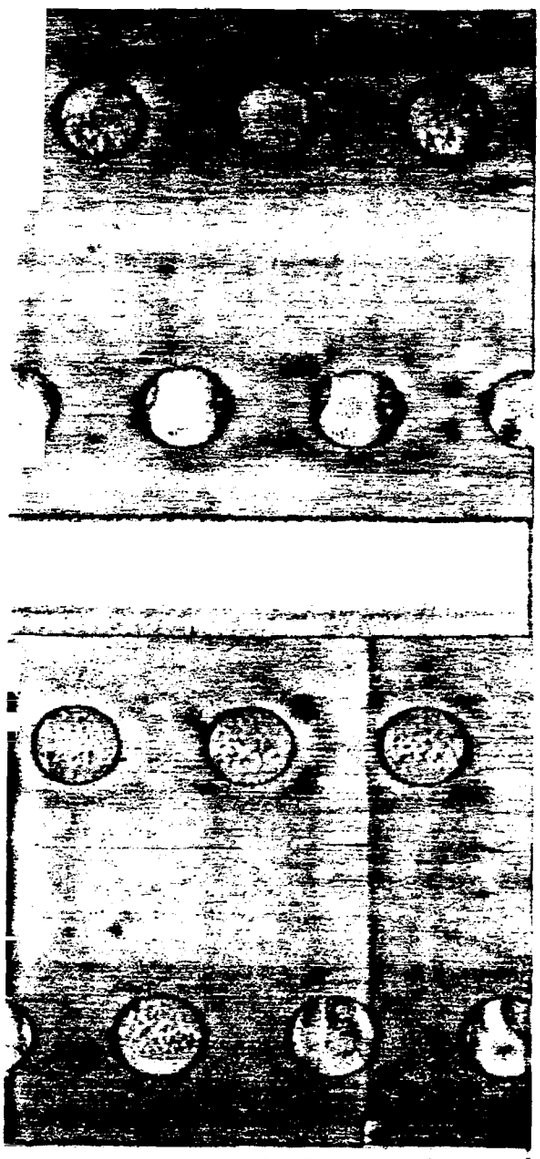
IDENTIFICATION REFERENCE

MAY 4 1 14 PM '93

DAVIDSON COUNTY, TN

PICK-UP

9030 05/04 2101 03CHECK 366.00



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 96500.00
				CON TX 357.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 366.05
				CHECK 366.05
		05/04/93	01	13:12 0001 9030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15939

IDENTIFICATION REFERENCE

MAY 4 1 14 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 647165