ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Frank T. Newbern Marsilea D. Newbern 2901 Teakwood Drive Nashville, TN 37214	BarclaysAmerican Mortgage Corporation 5032 Prkwy Plaza Blvd. Charlotte, NC 28217	Map 96-10-0 Parcel 91

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, James Warren Spears, Jr. and wife, Pamela G. Spears, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Frank T. Newbern and wife, Marsilea D. Newbern, (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Cloverhill Subdivision, Section 5, of record in Plat Book 2133, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to James W. Spears, Jr., by Quitclaim Warranty Deed from Sue H. McNeill, Register's Office for Davidson County, Tennessee.

Pamela G. Spears wife of James W. Spears, Jr. joins in this conveyance to convey any interest she may have in the subject real property particularly any marital interest.

This property is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants.

This is improved property commonly known as 2901 Teakwood Drive, Nashville, Tennessee 37214.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $63,000.00.

Affiant

Subscribed and sworn to before me this 10th day of November, 1993.

Notary Public

My Commission Expires March 20, 1994

85314
IDENTIFICATION REFERENCE

93 NOV 12 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same are unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of Novmeber, 1993.

James Warren Spears, Jr.

Pamela G. Spears

7903 11/12 0101 03CHECK 242.10

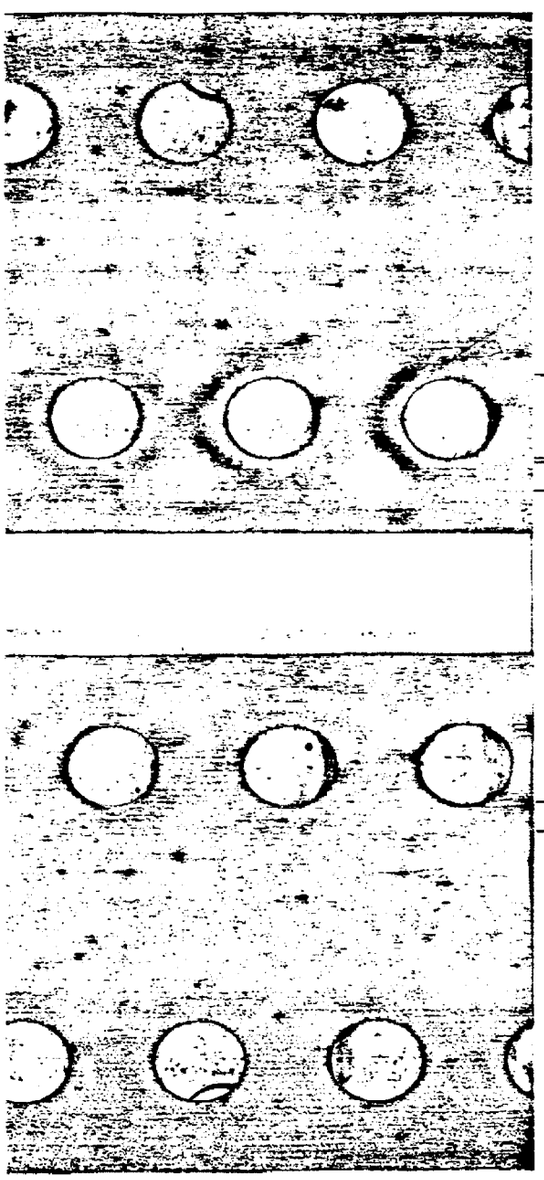
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Warren Spears, Jr. and wife, Pamela G. Spears**, 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 instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 10th day of November, 1993.

NOTARY PUBLIC

Commission Expires: March 26, 1994



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9150 PAGE 662

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 63000.00
				CON TX 233.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 242.10
				CHECK 242.10
			11/12/93 01	15:13 0001 7903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85314
IDENTIFICATION REFERENCE

93 NOV 12 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 721692