BOOK 9176 PAGE 589

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Donna Mobley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 93

Rebecca H. Hurt
Notary Public

MY COMMISSION EXPIRES 4/28/97

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph D. Spears, unmarried (NAME)	Southeastern Mortgage (NAME)	51-3-36, FB #11D-1450
800 Vantrease Road (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Dr, Ste 250 (STREET ADDRESS)	
Madison TN 37115 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37214 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Frances H. Stevenson, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Spears, unmarried

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. 3 on the Plan of Blair Heights, Section I, of record in Book 2133, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 127 feet on the southerly side of Vantrease Road (formerly Marthonna Road) running back between lines 316.76 feet on the westerly side and 314.39 feet on the easterly side to a dead line in the rear, and measuring 127 feet on the said dead line.
(Continued)

Subject to any and all plats, surveys, easements, restrictions and other matters of record.

The legal description contained herein is the same as that contained in the previous instrument of record.

0432 12/06 0101 03CHECK 486.30

unimproved ( )
This is improved (X) property, known as 800 Vantrease Road Madison TN 37115
(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. Whenever 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 my hand(s) this 30th day of November, 19 93

Frances H. Stevenson, a widow

STATE OF TENNESSEE
COUNTY OF Sumner }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances H. Steverson

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 30th day of November, 19 93.

Commission expires 4/28/97

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they) 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_____.

Commission expires_____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

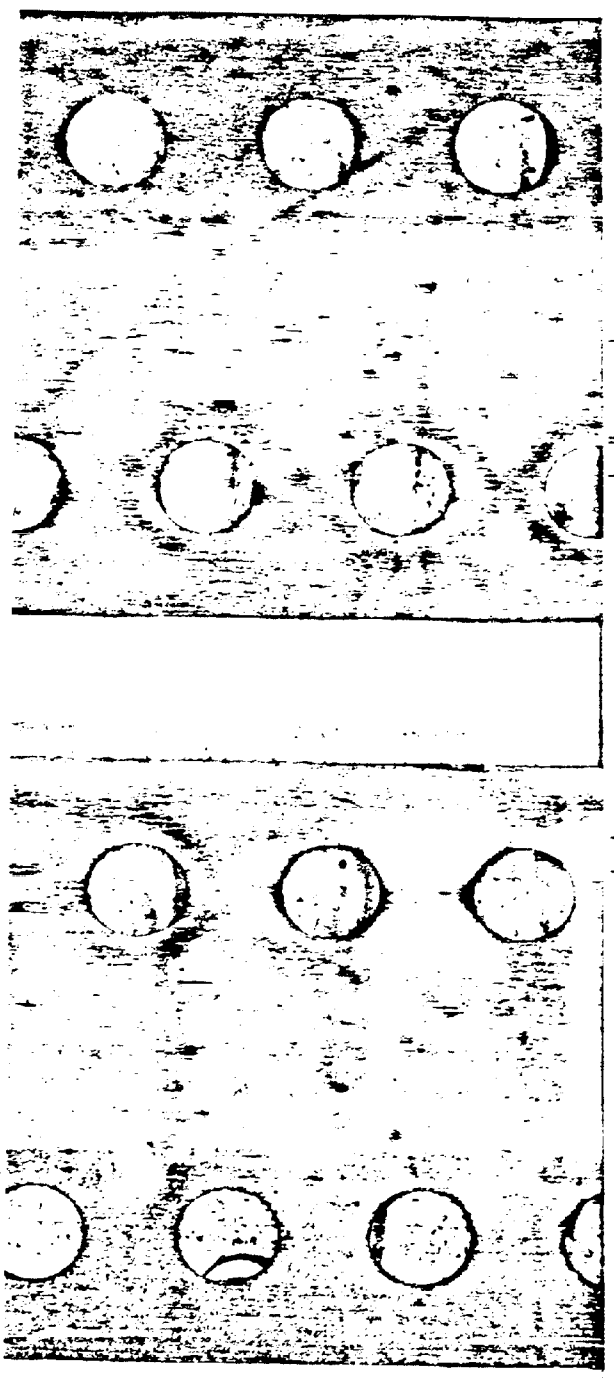
er legal description (continued)

g the same property conveyed to Lloyd Steverson and wife, Frances H. Steverson, by Deed of rd in Book 2647, Page 197, Register's Office for Davidson County, Tennessee. The said Lloyd erson having since died and the said Frances H. Steverson, as surviving spouse, now being owner of said property.

IDENTIFICATION REFERENCE

93 DEC -6 PM 12:00

PICK-UP



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
129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30

12/06/93 01 12:09 0001 0432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93479
IDENTIF. & REFERENCE

93 DEC -6 PM 12:09

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 730487