Box 22

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,500.00
Mariann L Yeager
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF December 19 93
I. DYKE TATUM
Notary Public
MY COMMISSION EXPIRES July 26, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
MARIANN L. YEAGER (NAME)	FLEET MORTGAGE CORP. (NAME)	91 [illegible]
324 51ST AVENUE NORTH (ADDRESS)	783 OLD HICKORY BLVD, SUITE 350 (ADDRESS)	12W-07200
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (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, ESTATE OF GERTRUDE SPENCE SPRAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIANN L. YEAGER, 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 the southerly 50 feet of the northerly 100 feet of the westerly one-half of Block No. 9, on The Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 9 fronts 50 feet on the easterly side of 51st Avenue North, formerly 10th Street, and extends back between parallel lines, parallel with and 50 feet South of the southerly margin of Park Avenue, 150 feet to an alley.

BEING the same property conveyed to Ernest James Spray and wife, Gertrude Spence Spray, by deed from Mrs. Alta Mai Johnson (now Osborne), of record in Book 3611, page 1, Register's Office for Davidson County, Tennessee. The said Ernest James Spray predeceased Gertrude Spence Spray. The said Gertrude Spence has since died testate; and by Will of record in Minute Book 374, page 693, Probate File No. 93P-1137, Probate Court for Davidson County, Tennessee, appointed James L. Spray, Executor and therein authorized and empowered him to convey subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated November 17, 1993, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 324 51ST AVENUE NORTH, NASHVILLE, TN 37209
(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 my hand this 7th day of December 19 93

ESTATE OF GERTRUDE SPENCE SPRAY
By: James L Spray Exec
JAMES L. SPRAY, EXECUTOR

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, 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 _____, Tennessee, this _____day of _____19_____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared JAMES L. SPRAY and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the EXECUTOR and _____ respectively of the ESTATE OF GERTRUDE SPENCE SPRAY, the within named bargainor, and corporation, and that he as such EXECUTOR and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JAMES L. SPRAY as such EXECUTOR, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 7th day of December 19 93.

My commission expires July 26, 1997

I. DIKE TATUM Notary Public

95144

IDENTIF. & REFERENCE

93 DEC -9 AM 11:02

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2262 12/09 0101 03CHECK

251.35

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 65500.00
				CON TX 242.35
				PRFEE 1.00
				WDEED 8.00
				TOTAL 251.35
				CHECK 251.35
			12/09/93 01	11:02 0001 2262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95141
IDENTIF. # REFERENCE

93 DEC -9 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 732290