PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8246

W & I Ref: (ljh) (Title No: 35125)
Dav. Co. File: Box 8

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 184500.00

Affiant

Sworn and subscribed before me this 27th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Jerry Blair Joy Blair 8348 Highway 100 Nashville, TN 37221	same	169-00-080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen P. Spann and Phillip A. Spann, devisees under the will of Paul T. Spann,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry Blair and spouse, Joy Blair,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Section I, Natchez Trace Estates, of record in Book 4460, page 129, Register's Office for said County.

SAID Lot No. 3 fronts 155.6 feet on the northerly margin of State Route 100 and extends back between parallel lines 560.0 feet to a dead line.

BEING the same property conveyed to Paul T. Spann and wife, Gladys I. Spann by deed from Robert Hendley and Robert N. Gambill, partners d/b/a Hendley & Gambill of record in Book 4850, page 489, said Register's Office. The said Paul T. Spann and Gladys I. Spann having both since died, with Gladys I. Spann predeceasing Paul T. Spann, and the will of Paul T. Spann of record in Will Book 186, page 90, Probate Court Clerks Office, having devised subject property to Stephen Paul Spann and Phillip Allen Spann.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the right of way of State Route 100 over so much of the premises as may lie therein, restrictive covenants of record in Book 5296 Page 467 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Phillip A. Spann by Stephen P. Spann as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 8348 Highway 100, Nashville, TN 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of April, 1994.

Stephen P. Spann

Phillip A. Spann, By: Stephen P. Spann, Atty-In-Fact

State of Tennessee
County of Davidson

On this 27th day of April, 1994, before me the undersigned authority, personally appeared Stephen P. Spann, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen P. Spann**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Phillip A. Spann**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of April, 1994.

'8966 04/28 0101 03CHECK 691.65

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Stephen Paul Spann and Phillip Allen Spann, devisees

TO: Jerry Blair and Joy Blair

94 APR 28 AM 9:21
DAVIDSON COUNTY, TN. REGISTER

43594
IDENTIF. & REFERENCE

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Stephen P. Spann, Affiant

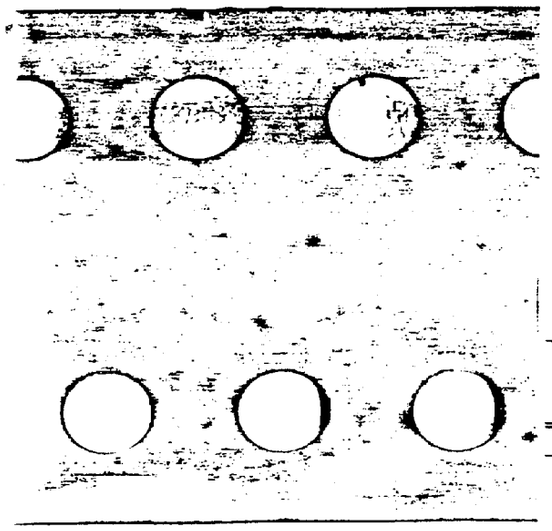
Sworn to and subscribed before me this

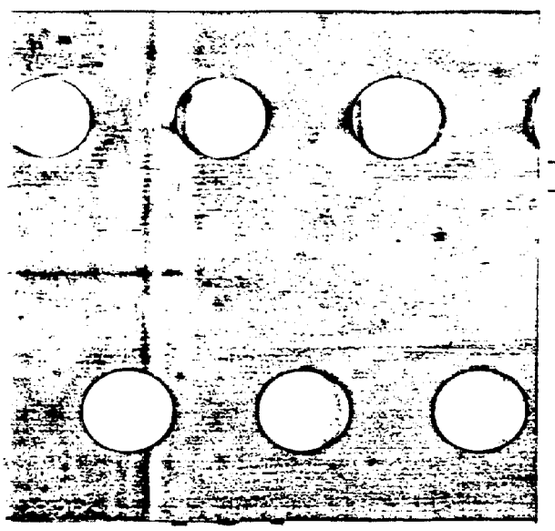
27th day of April, 1994.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires:_____





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

RECEIVED OF _____

FOR _____

BOOK 9325 PAGE 311

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	
				184500.00
			CON TX	682.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	691.65
			CHECK	691.65
04/28/94	01		09:22 0001	8966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43594
IDENTIF. ^ REFERENCE

94 APR 28 AM 9:21

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 784085