THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 9345 PAGE 311

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael Wayne Somerton 308 Draper Circle Goodlettsville, Tn. 37072	Same as New Owner	Map 26-10 Parcel 5 Field Book GO 09416

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HERBERT R. SPAIN and wife, LOLA MAE SPAIN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MICHAEL WAYNE SOMERTON, a single man, hereinafter referred to as the "GRANTEE", his 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 westerly 75 feet of Lot No. 16 on the Map of Terra View (Revised) Subdivision, as of record in Book 1424, page 4, Register's Office for said County.

SAID part of said Lot fronts 75 feet on the north side of Wade Circle North and runs back between parallel lines 175 feet to a dead line in the rear.

BEING the same property conveyed to Herbert R. Spain and wife, Lola Mae Spain, by deed dated January 18, 1951, filed for record in Book 1938, page 589, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 616 Wade Circle, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994, which are a lien but not yet due and payable, which have been prorated between the parties, and will be paid in full by the GRANTEE, when due.

2. Any and all matters shown on the plan of record in Book 1424, page 4, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 11th day of May, 1994.

"GRANTORS"

Herbert R Spain
HERBERT R. SPAIN

Lola Mae Spain
LOLA MAE SPAIN

"GRANTEE"

Michael Wayne Somerton
MICHAEL WAYNE SOMERTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERBERT R. SPAIN and wife, LOLA MAE SPAIN, and MICHAEL WAYNE SOMERTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 11th day of May, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Michael Wayne Somerton
Affiant

Sworn to and subscribed before me, this the 11th day of May, 1994.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

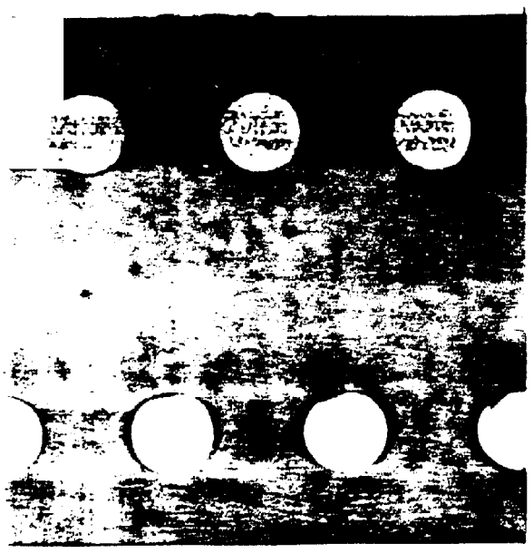
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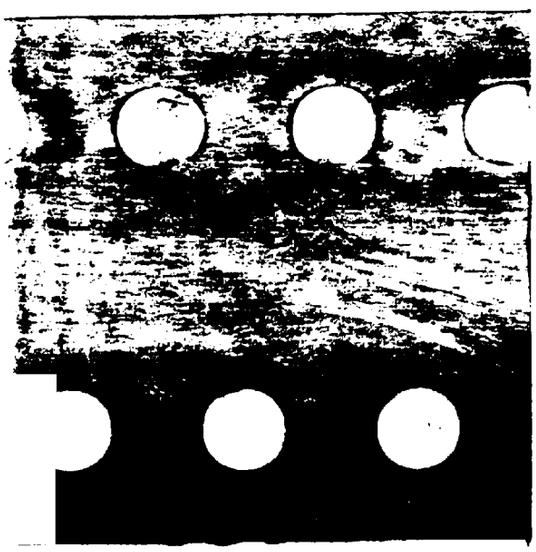
50093

IDENTIFICATION

94 MAY 16 AM 8:36

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9345 PAGE 313

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

05/16/94 01 08:35 0001 6076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50093
IDENTIF. ↑ REFERENCE

94 MAY 16 AM 8:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 791105