OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2262246

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00.

Steve R. Ford
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 24th DAY OF May, 1994.

NOTARY PUBLIC

My Commission expires: 1-27-96

BOOK 9357 PAGE 551

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt#3143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steve R. Ford (NAME)	owner at same address (NAME)	118-3-23
617 Berry Rd. (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 79,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~we~~ I, James A. Spurlock, as surviving tenant by the entirety, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Steve R. Ford

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being part of **Lot No. 17** on the plan of **Berrywood Subdivision, Section 2**, as of record at **Book 3106, page 14**, Register's Office for said County, and being all of said Lot No. 17 less that rear part of said lot conveyed to the State of Tennessee by Order of record at Book 4489, page 755, said Register's Office, and being 1,425 square feet, more or less, from the rear of said lot, all to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 3279 , page 517 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full, subject to any re-proration required as a result in a change in the actual current year's tax amount and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Restrictive Covenants of record at Book 3219, page 13 and the limi tations shown on said plan at Book 3106, page 14, both in said Registers Office.

see page 2

~~unimproved~~ ( ) This is improved (X) property, known as 617 Berry Rd., Nashville, TN 37204
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 24th day of May, 19 94.

James A. Spurlock

By: Kenyon M. Spurlock
Kenyon M. Spurlock
Attorney in Fact

STATE OF Tennessee:
COUNTY OF Davidson:

BOOK 9357 PAGE 552

Before me, the undersigned authority, a notary public in and for said County and State, did personally appear Kenyon N. Spurlock, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of the said James A. Spurlock, and who acknowledged that he executed the same as the free act and deed of James A. Spurlock. WITNESS my hand and official seal at Nashville TN, on May 24, 1994.

My commission expires: 1-27-96

Notary Public

Continue from page 1:

Llyvalene Spurlock, spouse of said James A. Spurlock, having since died in Davidson County, Tennessee, on May 3, 1993 (see TN Dept. of Health Death Certificate #9302302), who was shown as a grantee in said deed at Book 3279, page 517, said Register's Office.

Kenyon N. Spurlock, son of said James A. Spurlock, is acting as the lawfully empowered Attorney In Fact for said James A. Spurlock, evidenced by Durable General Power of Attorney dated April 16, 1994, and being filed of record in the pages which precede this Warranty Deed.

A F F I D A V I T O F A T T O R N E Y I N F A C T

PICK-UP

94 MAY 26 AM 10:10

FELIX DAVIDSON COUNTY REGISTER

IDENTIF. & REFERENCE

54360

STATE OF Tennessee:
COUNTY OF Davidson:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Kenyon N. Spurlock Attorney In Fact, who made oath as follows:

1. That by appointment dated April 14, 1994, which is of recorded in the Register's Office for Davidson County, Tennessee, ~~at Book=========page=========;(or~~ being recorded simultaneously with the instrument to which this affidavit is applicable) I, Kenyon N. Spurlock was appointed as Attorney In Fact for, James A. Spurlock, the Principal, for the purposes set out therein.

2. That the said Principal is alive, to my best knowledge and belief at the this time, and that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, and at the time of the execution of the instrument to which this affidavit is applicable, in the principal's behalf , as well as all other documents so executed on the Principal's behalf this date, that I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 24th th day of May, 19 94.

Kenyon N. Spurlock, Affiant

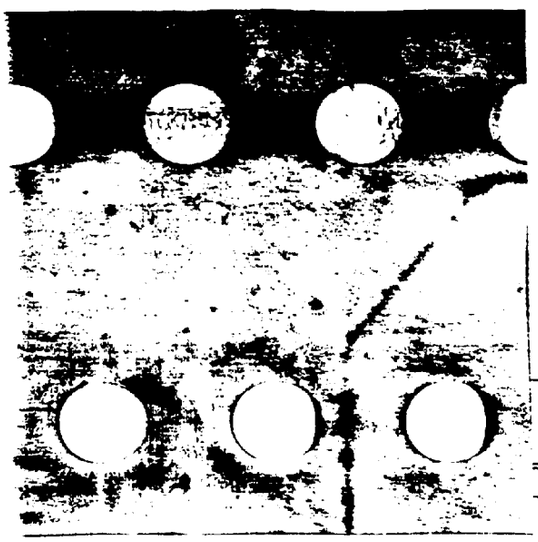
I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State and County above stated, do certify that Kenyon N. Spurlock whose name is signed to the foregoing writing has acknowledged and sworn to the same before me in my jurisdiction aforesaid. Sworn to and subscribed before me and given under my hand this 24th day of May, 19 94, at Nashville Tennessee.

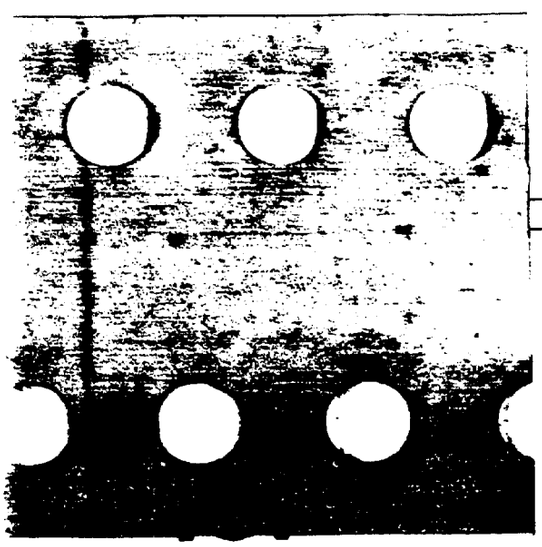
My commission expires: 1-27-96

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This instrument prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Rd.
Nashville, TN 37215, (615) 385-2804, SupCt.#003143.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9357 PAGE 553

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 79500.00
				CON TX 294.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 303.15
				CHECK 303.15
05/26/94	01			09:50 0001 0717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54360

IDENTIF. & REFERENCE

94 MAY 26 AM 9:50

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 795697