[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[ ]	]	]
[Stephen M. Merritt]	Troy & Nichols, Inc.]	MAP and PARCEL]
[Lois Gail Merritt]	Attn: Tax Dept.]	]
[1440 Janie Avenue]	P.O. Box 4025]	72-04-266]
[Nashville, TN 37216]	Monroe, LA 47122-4025]	]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joseph F. Spivey, by and through my lawful attorney-in-fact, Hazel Darlene Spivey, and wife, Hazel Darlene Spivey**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Stephen M. Merritt and Lois Gail Merritt, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Tract 11, Block "E" of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said part of said Tract 11 fronts 50 feet on the westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line on which it measures 50 feet.

BEING the same property conveyed to Joseph F. Spivey and wife, Hazel Darlene Spivey by deed from Thelma Frances Robertson Carver, widow, of record in Book 8556, Page 997, Register's Office, Davidson County, Tennessee.

This is property with a common address of 1440 Janie Avenue, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 843, Page 95, said Register's office and all matters therein; 3) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4191, Page 487, said Register's Office.

0220 06/01 0101 03CHECK 221.75

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $57,500.00]
[ ]
[ ]
[Subscribed and sworn before me this 27th day of May, 1994.]
[ ]
[My Commission Expires: 7/23/94]

Affiant

Notary Public

55782
IDENTIF. & REFERENCE

94 JUN -1 AM 8:10
FELIX [illegible]
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **May, 1994**.

Hazel Darlene Spivey

Joseph F. Spivey

BY: Hazel Darlene Spivey
Hazel Darlene Spivey
Attorney-in-Fact as authorized under a Power of Atty. recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named ~~**Joseph F. Spivey and**~~ **Hazel Darlene Spivey,** ~~**husband and wife**~~ , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 7/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

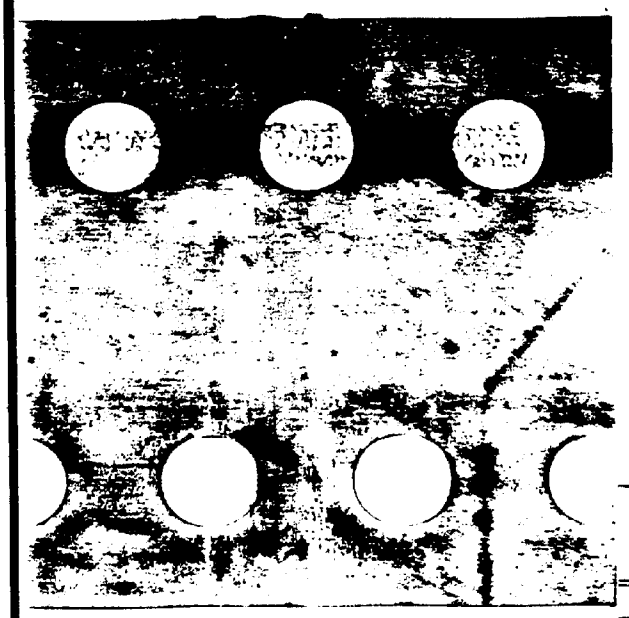
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Hazel Darlene Spivey,** with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **Joseph F. Spivey**, and is authorized by **Joseph F. Spivey** to execute this instrument on his/her behalf.

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

Notary Public
My Commission Expires: 7/23/94

File No. 9405-191

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

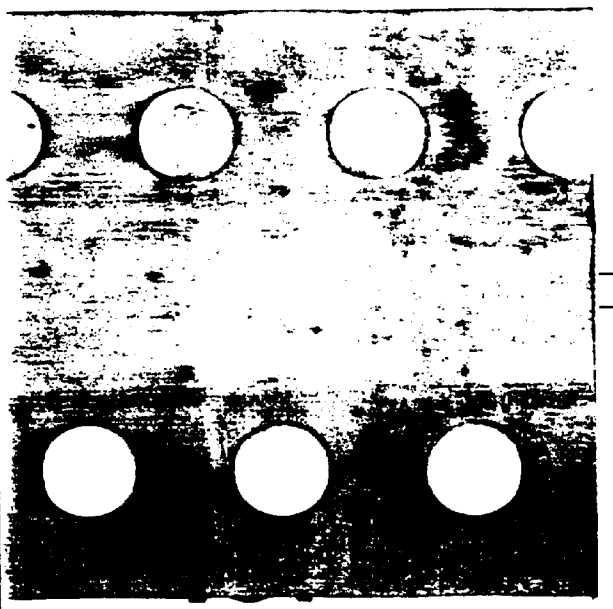
RECEIVED OF _____

FOR _____

BOOK 9362 PAGE 57

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	57500.00
CON TX	212.75
PRFEE	1.00
WDEED	8.00
TOTAL	221.75
CHECK	221.75

06/01/94 01 08:41 0001 0220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55782
IDENTIF. ↑ REFERENCE

94 JUN -1 AM 8:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 797208