27-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Joseph F. Spivey	Troy & Nichols, Inc.	MAP and PARCEL
Darlene Spivey	Attn: Tax Dept.	
5220 Roxborough Drive	P.O. Box 4025	98-02-9
Hermitage, TN 37076	Monroe, LA 71211-4025	

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

BOOK 9372 PAGE 197

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, **James H. McDonald and Catherine F. McDonald, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Joseph F. Spivey and Darlene Spivey, 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 Lot No. 30 on the Plan of Roxborough Subdivision as of record in Book 5200, Page 63, as corrected in Plat Book 5210, Page 291, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James H. McDonald and wife, Catherine F. McDonald by deed from Phillips Builders, Inc. of record in Book 8121, Page 181, Register's Office, Davidson County, Tennessee.

This is property with a common address of 5220 Roxborough Drive, Hermitage, TN 37076.

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 5200, Page 63, as corrected in Book 5210, Page 291, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5302, Page 669, said Register's office.

58791

IDENTIFICATION REFERENCE

94 JUN -3 ... DAVIDSON ...

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $99,000.00

Affiant

Subscribed and sworn before me this 27th day of May, 1994.

Notary Public

My Commission Expires: 7/23/94

NOTARY PUBLIC

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**.

James H. McDonald

James H. McDonald

Catherine F. McDonald

Catherine F. McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

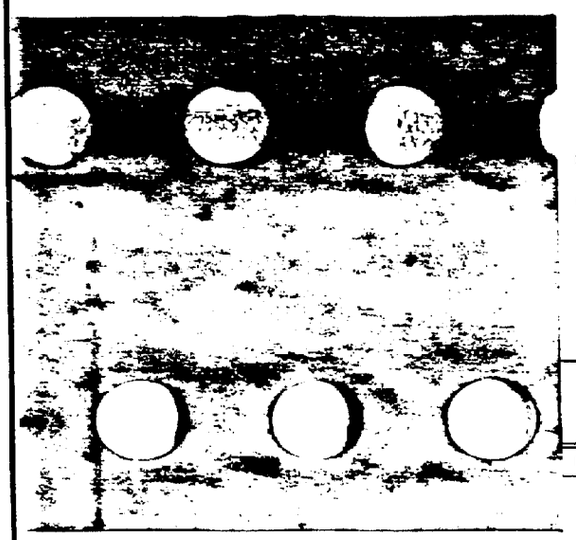
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James H. McDonald and Catherine F. McDonald, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who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

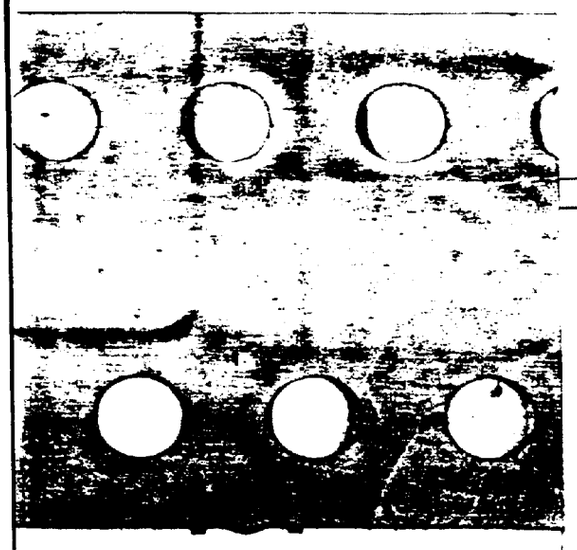
Witness my hand and official seal at **Nashville,**, Tennessee, this **27th** day of **May, 1994**.

Notary Public
My Commission Expires: 1/23/94

File No. 9405-185

3659 06/08 0101 03CHECK 3





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9372 PAGE 199

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
			CRMT	99000.00
			CON TX	366.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	375.30
			CHECK	375.30
06/08/94		01	09:00 0001	3659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58791
IDENTIFICATION REFERENCE

94 JUN -8 AM 8:59

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 800422