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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35321)
Dav. Co. File: Box 8

PERCY WILKINS JR. 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: $ 71500.00

Elizabeth P. Kiecksee
Affiant

Sworn and subscribed before me this 10th day of June, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Elizabeth P. Kiecksee 331 Margo Lane Nashville, Tennessee 37211	Leader Federal Bank for Savings 158 Madison Avenue Memphis, Tennessee 38101-0275	148-05-201

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 **James C. Spiceland, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth P. Kiecksee, a single person,** 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. 21 on the plan of Haywood Acres, Section One, of record in Book 2900, page 17, Register's Office for said County.

SAID Lot No. 21 fronts 90 feet on the southeasterly margin of Margo Lane and extends back 205.0 feet on the northeasterly line and 193.7 feet on the southwesterly line to a dead line in the rear, measuring 90.6 feet thereon.

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

This conveyance is subject to an easement irregular in shape for sanitary sewers and/or storm drainage across/along the southwesterly line of said lot and 10 foot temporary construction easement northeast of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4818, page 1, said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

BEING the same property conveyed to James C. Spiceland, Jr., by Quitclaim Deed from Mary Spiceland being recorded immediatley prior to the recording hereto. The undersigned, James C. Spiceland, is the same person as described as James C. Spiceland, Jr. in the prior documents referenced and is now known as James C. Spiceland as James C. Spiceland, Sr. is no longer living.

This instrument is executed on behalf of James C. Spiceland by Elza Jones 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.

60810

IDENTIFICATION

94 JUN 14 AM 9:56

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5314 06/14 0101 03CHECK 273.55

This is improved property, known as: 331 Margo Lane, Nashville, Tennessee 37211

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 10th day of June, 1994.

James C. Spiceland

James C. Spiceland, By: Elza Jones, Atty-In-Fact

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elza Jones**, 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 **James C. Spiceland**, 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 10th day of June, 1994.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: James C. Spiceland

TO: Elizabeth P. Kiecksee

A F F I D A V I T

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.

Elza Jones

Elza Jones, Affiant

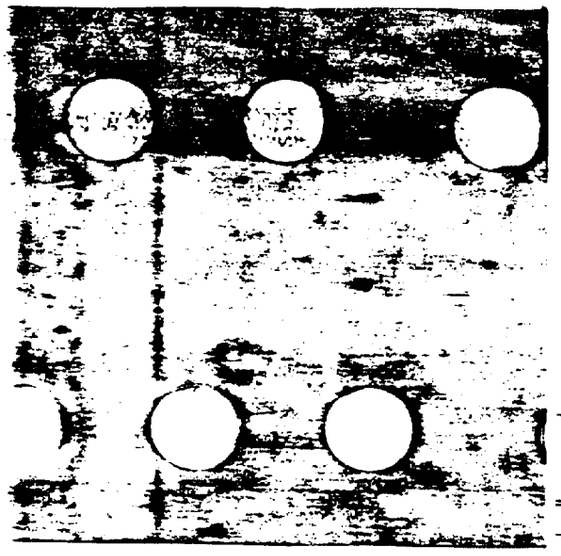
Sworn to and subscribed before me this

10th day of June, 1994.

Notary Public

My Commission Expires:_____

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

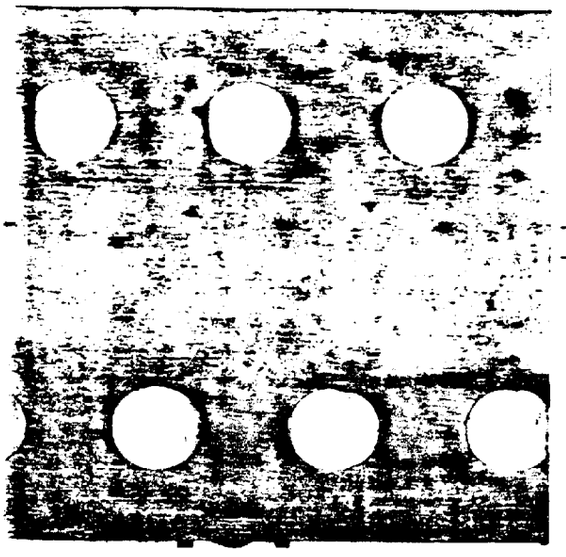
RECEIVED OF _____

FOR _____

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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	71500.00
CON TX	264.55
PRFEE	1.00
WDEED	8.00
TOTAL	273.55
CHECK	273.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5001 5814

60810

IDENTIFICATION REFERENCE

94 JUN 14 AM 9:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 802561