OLD REPUBLIC

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

SV: 2304057

BOOK 9397 PAGE 672

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Charis B. Spyridon
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 5th DAY OF July, 19 94.

NOTARY PUBLIC

My Commission expires: 1-27-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup.Ct. #003143

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:
Christoper Spyridon etux (NAME)	owners at same address (NAME)	117-10-40
2421 Valley Brook Road (ADDRESS)	(ADDRESS)	7DA-36225
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

3333 07/05 0101 03CHECK 971.00

Warranty Deed

For and in Consideration of the sum of $ 260,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we John Brown Tirrill, Anne Tirrill Longley, and Willard O. Tirrill, IV as Trustee, devisees under the Will of Bessie Brown Tirrill (being one and the same person as Bessie B. Tirrill) and surviving tenant by the entireties, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Christoper Spyridon and wife, Charis B. Spyridon

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 **Lot No. 2 of Block 9** on the plan of **Woodmont Estates**, as of record at **Book 974, page 29**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to Willard O. Tirrill, Jr., et ux, Bessie B. Tirril by deed as of record dated May 8, 1962, as of record at Book 3375, page 191, said Register's Office. The said Willard O. Tirrill, Jr., having since died in Davidson County, TN. on Sept. 22, 1987, (see TN Dept. Health Death Cert. # 8704420). The said Bessie B. Tirrill, being one and the same person as Bessie Brown Tirrill, having since died testate in Davidson County, TN on Feb. 2, 1994 (see TN Dept. Health Death Cert. # 9400965), and by her Will as of record at Will Book 189, page 174, Davidson County Probate Clerk's Office (see Probate Court Rule No. 94P-305) and as of record in the pages which precede this instrument, the above described property is devised to the grantors herein.

This conveyance is subject to 1994 property taxes, which have been pro-rated this date and the grantees assume in full, and to the limitations shown on said plan at Book 974, page 29, said Register's Office.

This is improved ( ) property, known as (X) 2401 Valley Brook Rd., Nashville, TN 37215
(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 30th day of June, 19 94.

John Brown Tirrill
John Brown Tirrill

Anne Tirrill Longley
Anne Tirrill Longley

Willard O. Tirrill, Trustee
Willard O. Tirrill, IV, Trustee

John Brown Tirrill, Executor
John Brown Tirrill, Executor
[to confirm Estate solvency]

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

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

BOOK 9397 PAGE 673

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Brown Tirrill, individually, Willard O. Tirrill, IV, Trustee, and John Brown Tirrill, as Executor of the Estate of Bessie Brown Tirrill, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 5th day of July, 19 94.

My Commission expires:
1-27-96

Notary Public

STATE OF ~~TENNESSEE~~ FLORIDA:
County of Alachua }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anne Tirrill Longley, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June, 19 94.

My Commission expires:
11.3.94

Nancy B Russell Nancy B Russell
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

PICK-UP

94 JUL -5 PM 2:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

67730

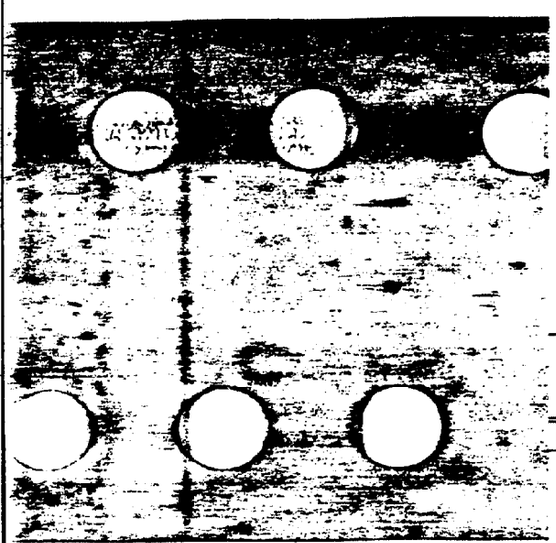
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

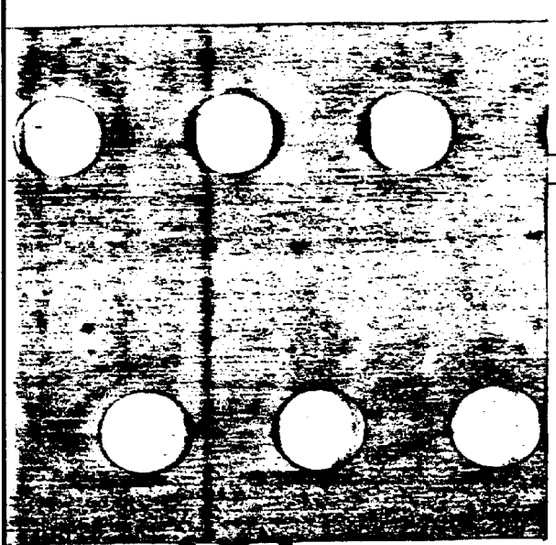
FOR _____

BOOK 9397 PAGE 674

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	
				260000.00
			CON TX	962.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	971.00
			CHECK	971.00
07/05/94	01		14:06 0001	3333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



67730
IDENTIF. & REFERENCE

94 JUL -5 PM 2:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 809986