BOOK 9407 PAGE 286

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

6810 07/14 0101 03CHECK 198.00

ADDRESS NEW OWNER:

ANGELO FORMOSA
1300 4th Ave. N.
Nashville TN 37208

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 82-9, PARCEL 100

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Angelo Formosa
AFFIANT

Subscribed and sworn to me, this the 8TH day of JULY, 1994.

Denise C. Allen
Notary Public
My commission expires: 5-11-96

70945
IDENTIF. & REFERENCE

94 JUL 14 AM 11:08
FILED FOR REGISTER
DAVIDSON COUNTY, TN.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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 considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, CHARLES D. SPURLOCK, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ANGELO FORMOSA, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1416 4th Avenue North, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

VIRGINIA FAYE SPURLOCK, wife of the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described in Exhibit 'A' attached hereto.

WITNESS our hands this 8TH day of JULY, 1994.

Charles D. Spurlock

Charles D. Spurlock

Virginia Faye Spurlock

Virginia Faye Spurlock

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles D. Spurlock and wife, Virginia Faye Spurlock, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8TH day of JULY, 1994.

Denise C. Allis

notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of Lots 8 and 9 in P.A. Smith's Subdivision as shown by plan book No. 57, page 38 of the Register's Office of said County.

Said property begins at a point at the northwest corner of said Lot 9 running thence southward with the east margin of Cherry Street 62-1/2 feet to a point; thence eastward at right angles to Cherry Street 94-1/2 feet to a point or partition fence; thence northward with the line of said fence 88-1/2 feet to a point on the south margin of McGavock Street just 91-3/4 feet to Cherry Street, eastward, thence westward 91-3/4 feet to Cherry Street at the point of beginning.

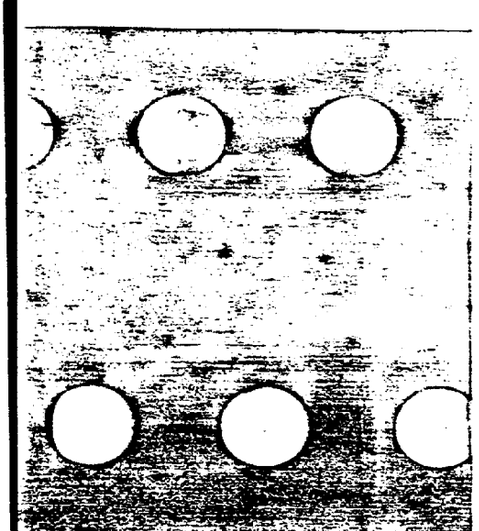
Being the same property conveyed to Charles D. Spurlock by Substitute Trustee's Deed from T. Larry Edmondson, Substitute Trustee, of record in Book 9368, page 168, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on Plan of record in Book 57, page 38, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 9407 PAGE 289

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	50000.00
CON TX	185.00
PRFEE	1.00
MDEED	12.00
TOTAL	198.00
CHECK	198.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/14/94 01 11:07 0001 6810

70945
IDENTIF. # REFERENCE

94 JUL 14 AM 11:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 813415