WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Sworn to and subscribed before me this 26 day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

94 JUL 26 PM 4:09
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

74906

ADDRESS - NEW OWNER:
Lewis O. Spears et ux
1742 16th Ave. N
Nashville, Tn 37208

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 81-11
Par. 313

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, John N. Sowell and wife, Mattie L. Sowell, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Lewis O. Spears and wife Pamelia J. Spears, hereinafter called Grantee, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the south 1/2 of Lot No. 290 on the Map of D. T. McGavock and Others Addition, as of record in Book 21, page 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the east side of 16th Avenue, North and runs between parallel lines 170 feet to an alley.

Being the same property conveyed to John N. Sowell and wife, Mattie L. Sowell, by deed from Robert F. Spann, Trustee, of record in Book 8999, page 285, Register's Office for Davidson County, Tennessee.

This is improved property known as 1742 16th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and we do covenant with the 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 herein set out; and we

do further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said 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 26 day of July, 1994.

John N. Sowell
JOHN N. SOWELL

Mattie L. Sowell
MATTIE L. SOWELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John N. Sowell and wife, Mattie L. Sowell, the Bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

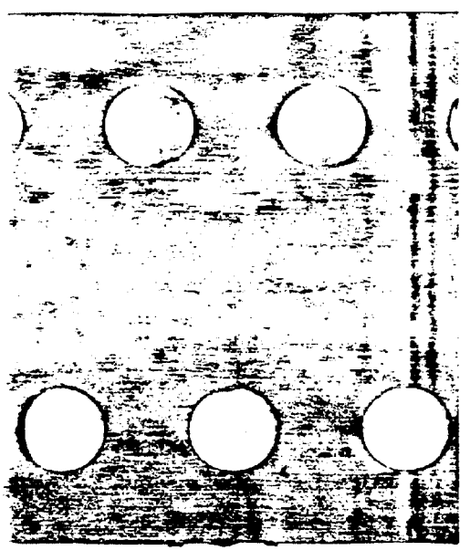
WITNESS my hand and official seal this 26 day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

1057 07/26 0101 03CHECK 83.00





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

RECEIVED OF _____

FOR _____

BOOK 9418 PAGE 36

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 20000.00
				CON TX 74.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 83.00
				CHECK 83.00
07/26/94	01		16:09 0001	1057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74906
IDENTIF: REFERENCE

94 JUL 26 PM 4:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 817617