FILE BOX 45

BOOK 9440 PAGE 237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Barry K Spann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 94

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry K. Spann (NAME)	Source One Mortgage Services Corporation (NAME)	MAP 61
3712 Hilltop Lane (ADDRESS)	27555 Farmington Road (ADDRESS)	GROUP 14
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP)	PARCEL 159

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Louise L. Benedict, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry K. Spann and wife, Daphne Spann

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 111 on the Map of Craig's Subdivision of the Crownover Property, as of record in Book 894, Page 640 and 641, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 50 feet on the easterly side of Craig Street and runs back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Louise L. Benedict by deed from Elizabeth Ann Butts Cothron, of record in Book 7114, Page 189, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1163, Page 418, Register's Office for said County.

82454

IDENTIF. & REFERENCE

94 AUG 18 PM 12:05

REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3712 Hilltop Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 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 my hand this 10th day of August 19 94

Louise L. Benedict

Louise L. Benedict

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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 Louise L. Benedict, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 14th day of August, 1996.

Commission expires May 24, 1997

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

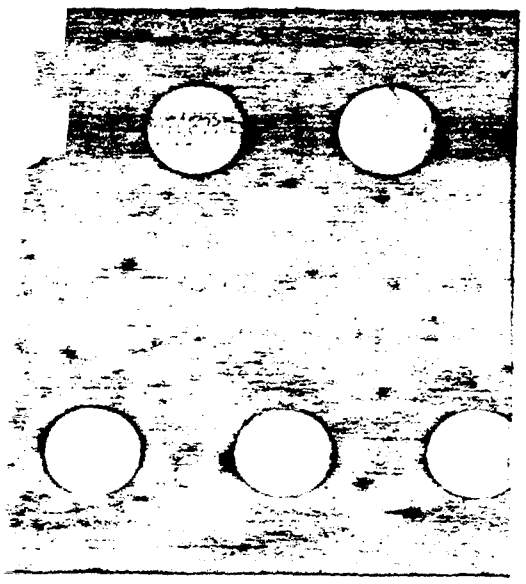
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

7293 08/18 0101 03CHECK 184.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

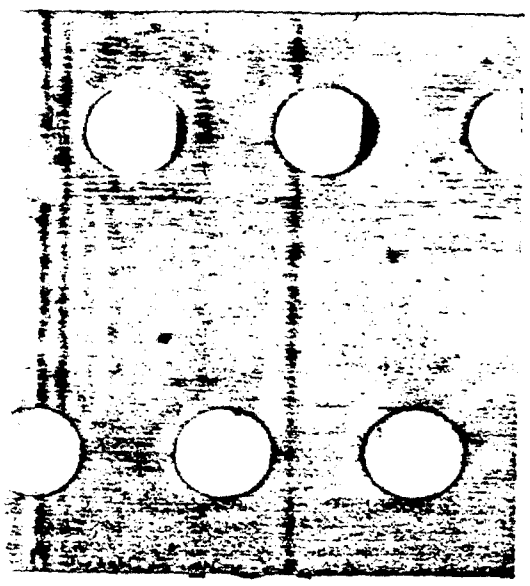
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47500.00
CON TX 175.75
PRFEE 1.00
WDEED 8.00
TOTAL 184.75
CHECK 184.75

08/18/94 01 12:05 0001 9293



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82454
IDENTIF. & REFERENCE

94 AUG 10 PM 12:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 825735