STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Wendy A. McQuiller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy A. McQuiller (NAME)	Right Mortgage Company (NAME)	118-5-139
919 Clayton Avenue (ADDRESS)	325 West Main Street (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Lebanon, Tennessee 37087 (CITY) (STATE) (ZIP)	

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, Bernice L. Spigner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendy A. McQuiller, unmarried

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:

Land in Davidson County, Tennessee, being the easterly 36 feet of the north 160 feet of Lot No. 38 and the westerly 44 feet of the north 160 feet of Lot No. 39, on the Map of the subdivision of a part of the Vaulx Land, not of record, described according to a copy of a survey thereof made by Erle Drake, County Surveyor, July 1, 1921, as follows:

Beginning at a point in the south margin of East Clayton Avenue, said point being 160 feet west of the west margin of Craig Avenue; thence southerly parallel to the westerly margin of Craig Avenue, 160 feet to a point; thence westerly 80 feet to the southeast corner of the property conveyed to Wilson Summar and wife, by deed from Cartwright and Herman, as of record in Book 1320, page 618; thence along Summar's east line, northerly 160 feet to the south margin of East Clayton Avenue; thence with the margin of the same, easterly 80 feet to the point of beginning.

Being the same property conveyed to Bernice L. Spigner, unmarried by deed from Zula Campfield, unmarried of record in Book 6003, page 338, Register's Office for Davidson County, Tennessee.

86673

IDENTIF. 4 REFERENCE

'94 AUG 31 PM 1:28

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 919 Clayton Avenue, Nashville, TN 37204
(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 5th day of August 19 94

Bernice L. Spigner
Bernice L. Spigner

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 Bernice L. Spigner, 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 5th day of August 19 94.

Commission expires September 16, 1995

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

~~STATE OF~~ District of
~~COUNTY OF~~ Columbia

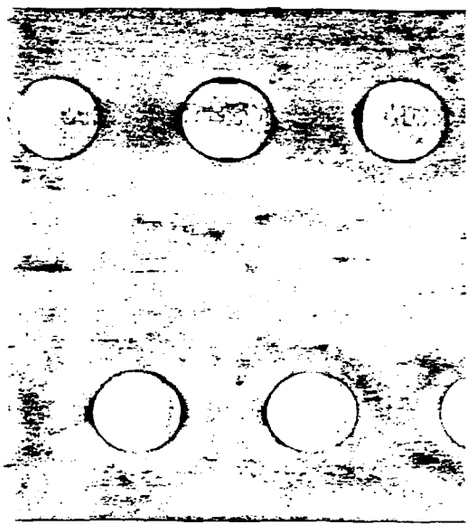
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernice L. Spigner, unmarried the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at the District of Columbia, this 20th day of August, 1994.

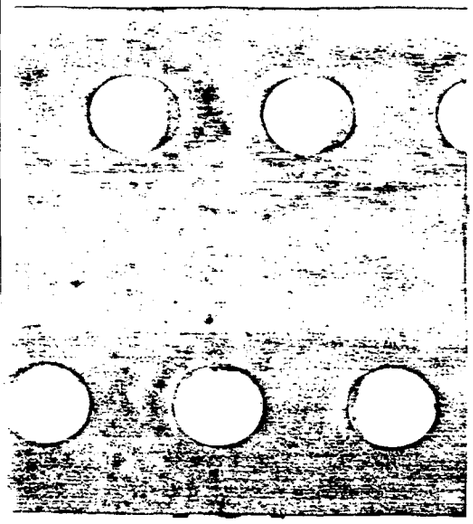
Commission expires: My Commission Expires November 14, 1994

Joan M King
Notary Public

JOAN M. KING NOTARY PUBLIC DISTRICT OF COLUMBIA

3880 08/31 0101 03CHECK 157.00





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

RECEIVED OF _____

FOR _____

BOOK 9451 PAGE 941

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00
08/31/94	01			13:27 0001 3880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86673
IDENTIF. & REFERENCE

94 AUG 31 PM 1:28
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 830262