File Box 38
First Title and Escrow Company, Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY BOOK 9455 PAGE 543
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12733

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAUL W. SPEARMAN	FIRST AMERICAN NATIONAL BANK	Map 117-2
(NAME)	(NAME)	
2308 Springdale Drive	First American Center	Parcel 145
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee 37237	FB 7DA22580
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, NEIL LARRY BARG, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL W. SPEARMAN AND WIFE, REBECCA L. FRAKES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 2, Block 3 on the Plan of A Development of Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Neil Larry Barg, a single person by deed from Randolph F. Orlowski and wife, Sandra E. Orlowski of record in Book 6336, page 199, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 4083, page 779; and (3) All matters appearing on the Plan of record in Plat Book 974, page 24, said Register's Office.

Wendy L. Baker, soupse of Neil Larry Barg, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property.

87630

IDENTIFICATION REFERENCE

'94 SEP -2 AM 11:12
REGISTER
DAVIDSON COUNTY, TN.

4904 09/02 0101 03CHECK 804.50

unimproved ( )
This is improved (XX property, known as 2308 Springdale Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of September, 19 94

Neil Larry Barg
NEIL LARRY BARG

Wendy L. Baker
WENDY L. BAKER

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEIL LARRY BARG AND WIFE, WENDY L. BAKER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of September, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

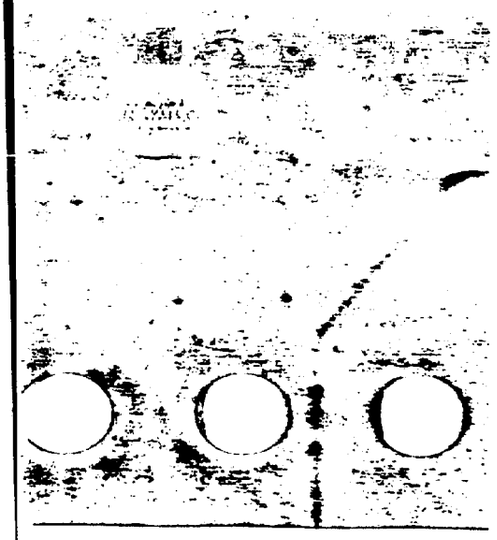
Notary Public

WARRANTY DEED

FROM NEIL LARRY BARG

TO PAUL W. SPEARMAN AND WIFE, REBECCA L. FRAKES

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

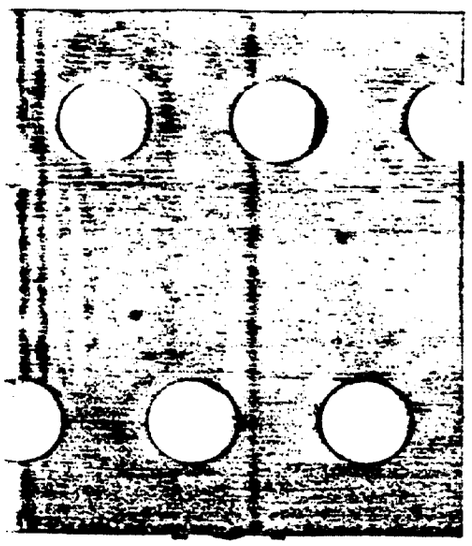
RECEIVED OF _____

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
215000.00
CON TX ~~795.50~~
PRFEE ~~1.00~~
WDEED 8.00
TOTAL 804.50
CHECK 804.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 13:11 0001 4904

87630
IDENTIF. & REFERENCE

94 SEP -2 PM 1:12

REGISTER
DAVIDSON COUNTY, TN.

No. 831277