BOOK 9493PG314

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35776)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 145000.00

Affiant

Sworn and subscribed before me this 12th day of October, 1994.

Notary Public

My Comm. Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
M. Clark Spoden 4113 Sneed Avenue Nashville, TN 37215	Centura Bank P.O. Box 700 Rocky Mount, NC 27804	116-16-093 07DA 43070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul Griffin, III and Cherry T. Griffin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M. Clark Spoden, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of Wallace Subdivision-Part 1, of record in Book 1424, page 16, said Register's Office.

SAID Lot No. 15 fronts 151.0 feet on the westerly margin of Sneed Avenue and extends back 275.5 feet on the southerly line which is a broken line and 264.6 feet on the northerly line to a dead line in the rear, measuring 106.4 feet thereon.

BEING the same property conveyed to Paul Griffin, III and wife, Cherry T. Griffin by deed from Winston S. Dustin and wife, Juliette C. Dustin of record in Book 5009, page 741, said Register's Office. The said Paul Griffin, III and Cherry T. Griffin have since divorced.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

SUBJECT to restrictive covenants contained in instrument of record in Book 2794, page 233, said Register's Office; and to all matters as shown on the herein referenced plan of record in said Register's Office; and to easement for water mains, if any, as set out in an instrument executed by W.G. Wallace to Nashville Water Company, Inc., of record in Book 1037, page 572, said Register's Office.

This is improved property, known as: 4113 Sneed Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of October, 1994.

Paul Griffin, III

Cherry T. Griffin

State of Tennessee
County of Davidson

On this 12th day of October, 1994, before me the undersigned authority, personally appeared **Paul Griffin, III** and **Cherry T. Griffin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

My Commission Expires:

Notary Public

99881

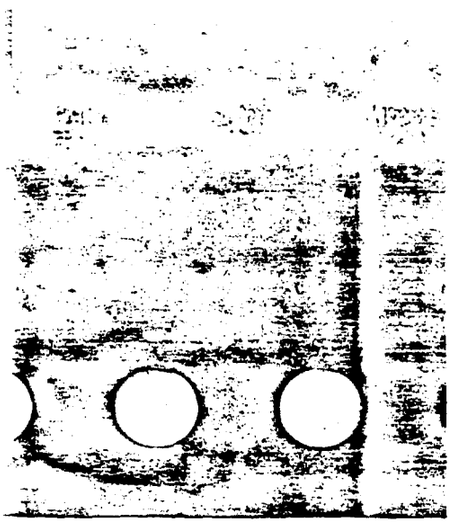
IDENTIF. ↑ REFERENCE

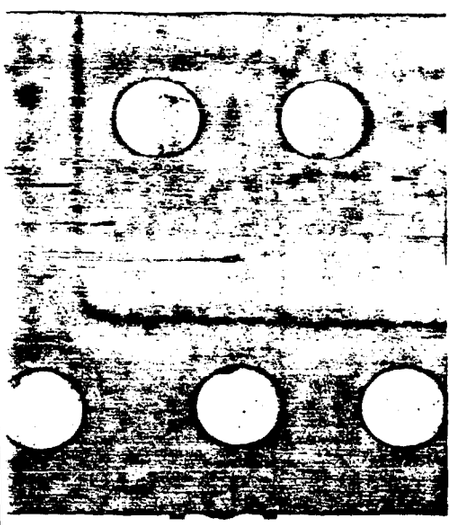
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FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9493 PG 315

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

RECEIVED OF _____

FOR _____

BOOK 9493 PG 316

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	
				145000.00
			CON TX	536.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	545.50
			CHECK	545.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/14/94 01 10:08 0001 8149

99881
IDENTIF. ↑ REFERENCE

94 OCT 14 AM 10: 05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 844350