OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2383831

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF December 19 94

NOTARY PUBLIC

My Commission expires: 1-27-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY TNSupCt.#005143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael S. McSpadden (NAME)	PNC Mortgage Corp. of America (NAME)	117-7-H-40-CO
3388 Hillsboro Rd. (ADDRESS)	440 Fairway Drive (ADDRESS)	7DA-92100
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Vernon Hills, Ill 60061 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 109,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Hugh S. Pope, joined by his spouse, Gloria F. Pope

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Michael S. McSpadden

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Unit No. 3388** of the **Roderick Square Condominiums**, which plat is of record at **Book 6250, page 928**, and as described in the Master Deed as of record at Book 6867, page 385, both said Register's Office, and to both reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being **all of** the same property conveyed to the grantor herein by deed as of record at Book **8416**, page **497**, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full, subject to any re-proration required as a result in a change in the actual current year's tax amount and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

Master Deed and the By-Laws attached thereto at Book 6867, page 385, Storm Water Detention Agreement at Book 6601, page 519 and the plat at Book 6250, page 928, said Register's Office.

This is improved (X) property, known as 3388 Hillsboro Rd., Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of December, 19 94.

Hugh S. Pope

Gloria F. Pope

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9560 PG 63

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Hugh S. Pope and wife, Gloria F. Pope, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 at office this 30th day of December, 19 94.

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

PICK-UP

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

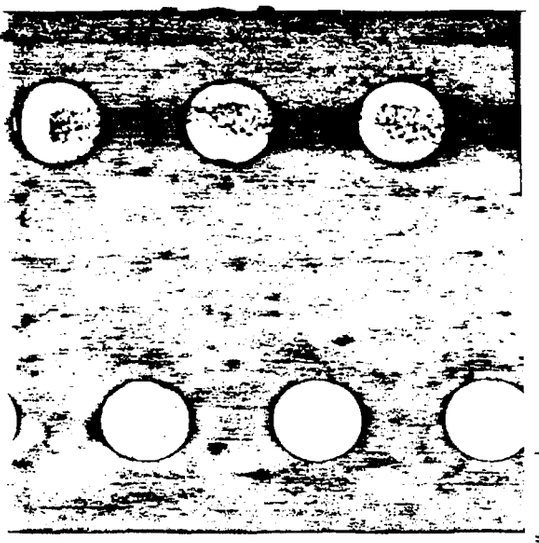
_____

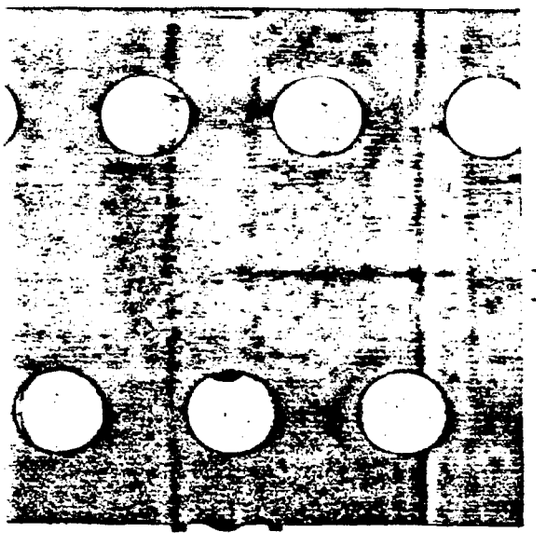
Notary Public

21659

REGISTER'S OFFICE
DEC 30 PM 1:03

79[illegible]/30 0101 03 CHECK 12.50





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

RECEIVED OF _____

FOR _____

BOOK 9560 PG 64

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
109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
TOTAL 412.30
CHECK 412.30

12/30/94 01 13:02 0001 7951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21659
IDENTIFICATION REFERENCE

DEC 30 PM 1:03

DAVIDSON COUNTY, TN

No. 867836