27-C

BOOK 9612 PG 268

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jon R. Sibley	Source One Mortgage Services Corporation	MAP and PARCEL
	Attn: Tax Dept.	
408 Hadley Street	27555 Farmington Road	44-11-86
Old Hickory, TN 37138	Farmington Hills MI 48334	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ronnie L. Spalding and Tammie J. Spalding, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jon R. Sibley, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 182 of Section "A" on the Plan of E. I. duPont deNemours & Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for said County, further described as follows:

Beginning on the westerly side of Hadley Avenue at the corner of Lots Nos. 181 and 182; thence with the line between said lots, westwardly 95 feet to the corner of Lots Nos. 181 and 182, southwestwardly 3715 feet to the northeasterly side of Orchard Drive; thence with said Drive southeastwardly 123.6 feet to the beginning of a curve; thence around said curve with a radius of 9.5 feet being 17.5 feet in said curve to the westerly side of Hadley Avenue; thence with said Avenue northwardly 70 feet to the beginning.

Being the same property conveyed to Ronnie L. Spalding and wife, Tammie J. Spalding, by deed from James H. Williams and wife, E. Juanita Williams, of record in Book 7558, Page 226, Register's Office for Davidson County, Tennessee.

This is property with a common address of 408 Hadley Street, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1424, Page 68, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $52,000.00

Affiant

Subscribed and sworn before me this 2nd day of March, 1995.

My Commission Expires: 1-24-98

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **2nd** day of **March, 1995.**

Ronnie L. Spalding

Tammie J. Spalding

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 **Ronnie L. Spalding and Tammie J. Spalding, husband and wife** , with whom I am personally acquainted, or who proved to me on 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 **Nashville,** Tennessee, this **2nd** day of **March, 1995.**

Notary Public
My Commission Expires: 1-24-98

File No. 9502-089

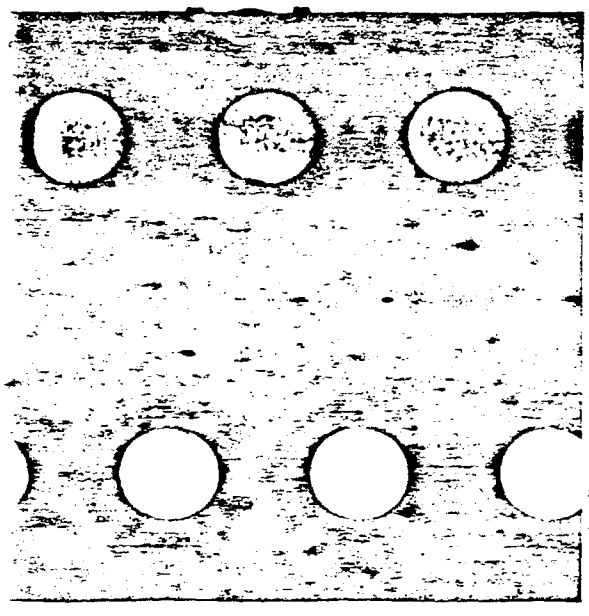
39731

IDENTIF. & REFERENCE

95 MAR -6 PM 2:38

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

7815 03/06 0101 03CHECK 201.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

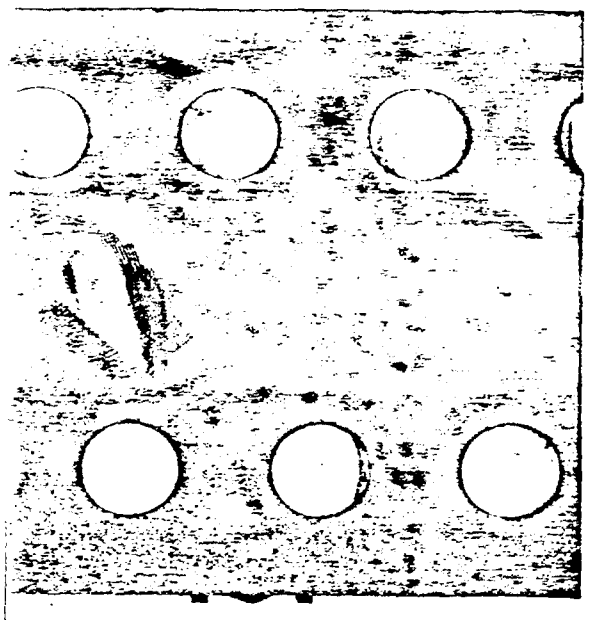
RECEIVED OF _____

BOOK 9612 PG 270

FOR _____

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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
BY BANK 201.40
CHECK 201.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/95 01 14:39 0001 7816

39731
IDENTIF. & REFERENCE

95 MAR -6 PM 2:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 887456