26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sandy C. Spence 900 Delray Drive Nashville, TN 37209	Pacific Southwest Bk 4144 N. Central Expwy. Suite 850 Dallas, TX 75204	Map 091-100 Parcel 376.00

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 9638 PG 81

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Charles E. Austin and Veralyn A. Biggs and N. Jean Biggs, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Sandy C. Spence, married (The "Grantee"), 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. 75 on the Revised Plan of Section One, Morrow Meadows, as of record in Book 2083, page 105, Register's Office for said County.

Beginning at a point in the northerly margin of Illinois Avenue, at the corner of Lots Nos. 75 and 76; thence with the line between said lots northwesterly 82.0 feet to the corner of Lot No. 74; thence with the line between Lots 74 and 75, southwesterly 79.6 feet to the easterly margin of Delray Drive; thence with the margin of the same, southeasterly 67.14 feet to the beginning of a curve; thence around said curve, easterly 39.27 feet to the northerly margin of Illinois Avenue; thence with the margin of said Illinois Avenue, northeasterly 57.0 feet to the point of beginning.

Being the same property conveyed to Charles E. Austin and Veralyn A. Biggs and N. Jean Biggs by Warranty Deed from Mildred I. Curtis, unmarried of record in Book 7472, page 51, said Register's Office for Davidson County, Tennessee.

The description is the same as was used in the last deed of record.

This property is commonly known as 900 Delray Drive, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $47,000.00.

Sandy C Spence
Affiant

Subscribed and sworn to before me this 31st day of March, 1995.

Notary Public

My Commission Expires Jan 24 1998

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

And Grantors do covenant with the said Grantee 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 hereinabove.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of March, 1995.

Charles E. Austin

Veralyn A. Biggs

N. Jean Biggs

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

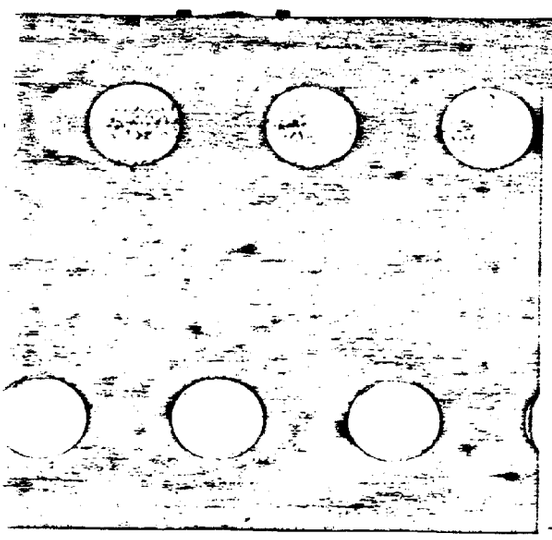
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles E. Austin and Veralyn A. Biggs and N. Jean Biggs,** the bargainors, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

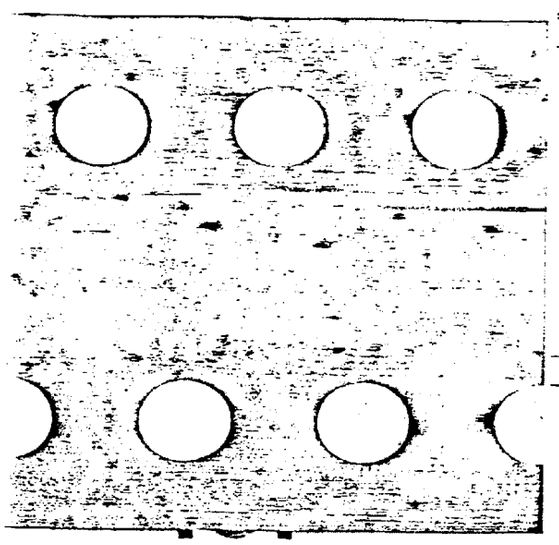
WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of March, 1995.

Notary Public

My Commission Expires: Jan 24 1998

49012





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

RECEIVED OF _____

FOR _____ BOOK 9638 PG 83

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	47000.00
CON TX	173.90
PRFEE	1.00
WDEED	8.00
TOTAL	182.90
CHECK	182.90

04/05/95 01 10:52 0001 7843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48812

IDENTIFICATION REFERENCE

95 APR -5 AM 10:53

REGISTER

No. 897366