BOOK 9638 PG 576

Box 36

FROM: JAMES A. CRAFTON & WIFE, KIMBERLY C. CRAFTON

TO: JOHN C. SPOONER & WIFE, DIANNE E. TANKERSLEY

THIS INSTRUMENT PREPARED BY:

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
John C. Spooner and wife, Dianne E. Tankersley 2311 Valley Brook Road Nashville, Tn. 37215	~~Sunbelt National Mtg. Corp.~~ John C. Spooner & Dianne E. Tankersley 2311 Valley Brook Road Nashville, TN 37215	Map 117-10 Parcel 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $387,00.00.

Kimberly C. Crafton
Affiant

Subscribed and sworn to before me, this the 4th day of April, 1995.

Notary Public

My Comm. Expires:_____

Dorothy A. Price
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, James A. Crafton and wife, Kimberly C. Crafton, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto John C. Spooner and wife, Dianne E. Tankersley, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 2311 Valley Brook Road, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 4th day of April, 1995.

James A. Crafton by Kimberly C. Crafton
as Attorney-in-Fact

Kimberly C. Crafton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of April, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kimberly C. Crafton, to me known to be the person who executed the foregoing instrument in behalf of James A. Crafton, and acknowledged that she executed the same as the free act and deed of the said James A. Crafton.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of April, 1995.

NOTARY PUBLIC

My Commission Expires:_____

NOTARY PUBLIC AT LARGE Douglas A. Pierce My Commission Expires January 24, 1998 STATE OF TENNESSEE

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 Kimberly C. Crafton, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of April, 1995.

NOTARY PUBLIC

My Commission Expires:_____

NOTARY PUBLIC AT LARGE Douglas A. Pierce My Commission Expires January 24, 1998 STATE OF TENNESSEE

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 7 of Block 2 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County.

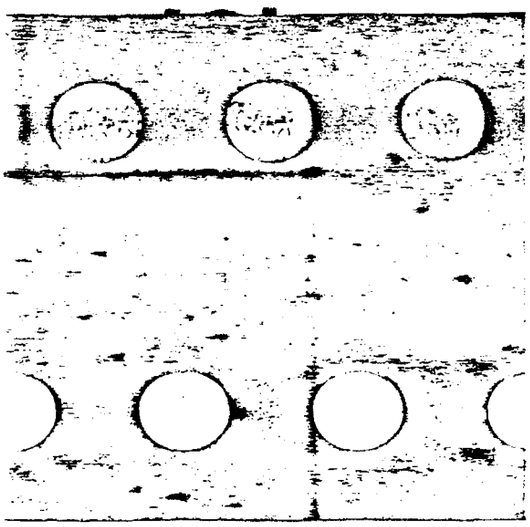
Said Lot No. 7 fronts 176.7 feet on the southerly side of Valley Brook Road and runs back 206.5 feet on the westerly line and 244.3 feet on the easterly line to a dead line, measuring 170 feet thereon.

Being the same property conveyed to James A. Crafton and wife, Kimberly C. Crafton, by deed from Evelyn B. Petway, an unmarried person, of record in Book 8142, page 837, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1995 Metropolitan Government taxes.

2. All matters as shown on the Plan of record in 974, page 29, said Register's Office.



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

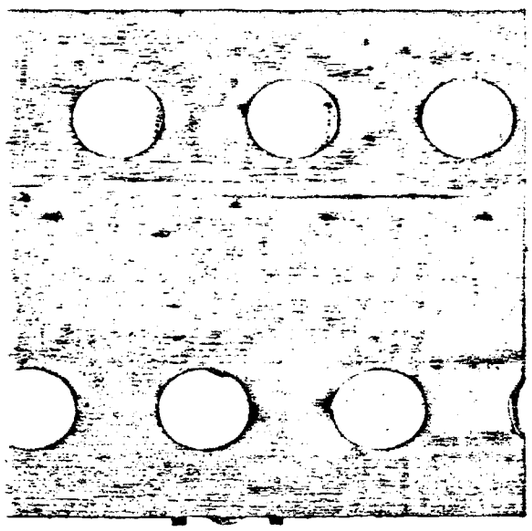
RECEIVED OF _____

FOR _____

BOOK 9638 PG 579

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
387000.00
CON TX 431.90
ERR CO
CON TX 431.90-
CON TX 431.90
PRFEE 1.00
WDEED 12.00
TOTAL 1444.90
CHECK 1444.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/05/95 01 14:04 0001 9034

48987
IDENTIFICATION REFERENCE

95 APR -5 PM 2:05

No. 897556