BOOK 9689 PG 465

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Wilson Enterprises, Inc. 304 Oceola Avenue Nashville, TN 37209	Same	Map No. 83-2 Parcel No. 224

WARRANTY DEED

For a consideration, the receipt and sufficiency of which is hereby acknowledged, DOTTIE C. SPAIN, d/b/a SPAIN ENTERPRISES, a sole proprietorship, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILSON ENTERPRISES, INC., hereinafter called Grantee, its successors and assigns, all of her rights, title and interest in a certain tract of land located in Davidson County, Tennessee and bounded and described as follows:

> Being Lot No. 23 on the Plan of Scott Avenue Annex, of record in Book 2331, page 87, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 23 fronts 53 feet on the southerly side of Creighton Avenue and runs back between parallel lines, 113.5 feet to a dead line.
>
> Being the same property conveyed to Spain Enterprises by deed from F. B. Murphy, Jr., Trustee, of record in Book 9635, page 295, Register's Office for said County.

This is improved property known as 54 Creighton Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind herself, her assigns and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 1ST day of ~~May~~ June, 1995.

Dottie C Spain
DOTTIE C. SPAIN, d/b/a Spain Enterprises

0066336
IDENTIF. ↑ REFERENCE

95 JUN -2 PM 1:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21,000.00.

Dottie C Spain
Affiant

Subscribed and sworn to before me this 1ST day of ~~May~~ June, 1995.

F. B. Murphy
Notary Public

My Commission Expires: 11-23-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

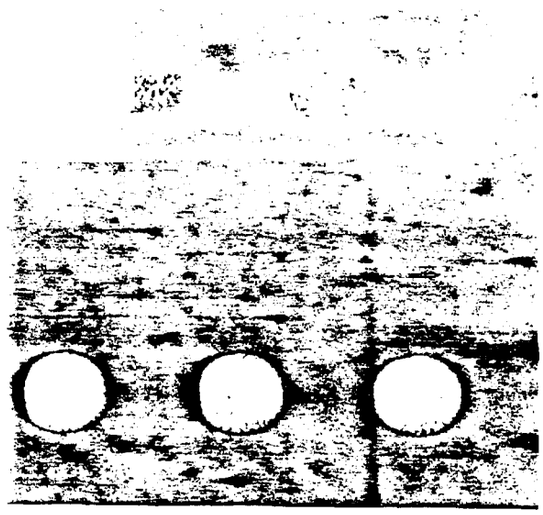
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dottie C. Spain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

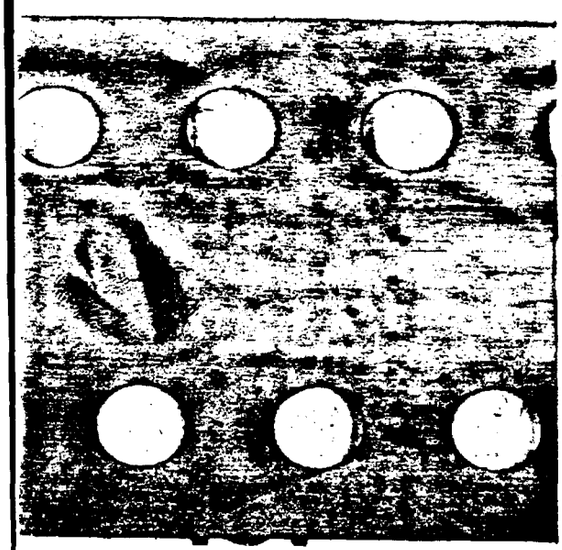
Witness my hand and official seal at Nashville, Tennessee this 1ST day of ~~May~~ June, 1995.

F. B. Murphy
NOTARY PUBLIC

My Commission Expires: 11-23-97

7107 06/02 0101 CHECK 86.





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

RECEIVED OF _____

FOR _____

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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 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

06/02/95 01 13:44 0001 7107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00066336
IDENTIF. ↑ REFERENCE

95 JUN -2 PM 1:44
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 916410