0095033

File Box 51-A

IDENTIFICATION REFERENCE

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

95 AUG 30 PM 3:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Loura Spivey
7 North 10th Street
Nashville, TN 37206

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 83-9
GROUP
PARCEL 3

WARRANTY DEED

BOOK 9778 PG 943

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Edward R. Hills and wife, Noralyn B. Hills,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Loura Spivey, married,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

This is improved property known as 7 North 10th Street, Nashville, TN 37206.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Loura Spivey, married, her heirs and assigns, forever; and we, Edward R. Hills and wife, Noralyn B. Hills, do covenant with the said Grantee 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the

plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of August, 1995.

Edward R. Hills

Noralyn B. Hills

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edward R. Hills and wife, Noralyn B. Hills, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $54,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

C:\WP51\WORK\CLOSINGS\GFA95370.WD

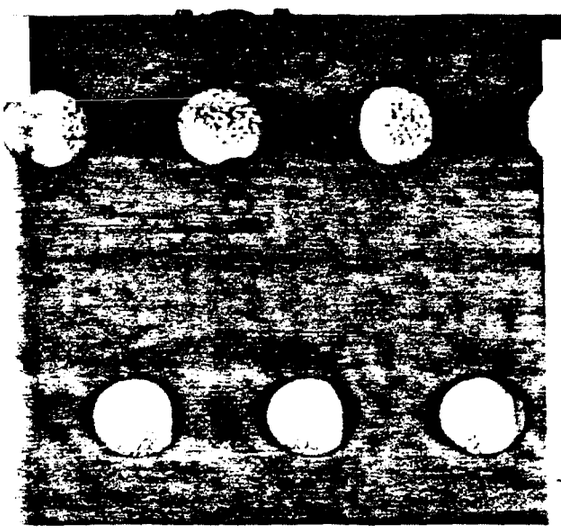
EXHIBIT A

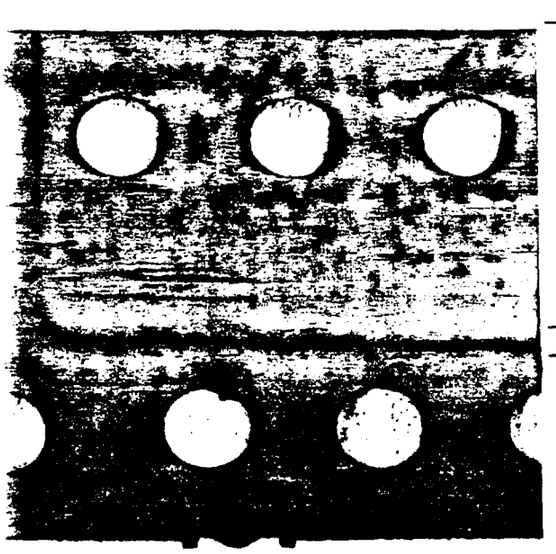
Land in Davidson County, Tennessee, being a part of a tract of land marked D. D. Phillips Home, as shown on the Plan of D. D. Phillips Silverdene Subdivision, of record in Book 421, page 31, said Register's Office, and described according to a survey thereof made November 2, 1977 by R. L. Montoya, Surveyor, as follows:

Beginning at a concrete monument in the easterly margin of North 10th Street, said point being 57.67 feet from the intersection of Main Street and North 10th Street; thence North 28 deg. 45' 42" West with the margin of North 10th Street a distance of 75.00 feet to a concrete monument; thence leaving said margin North 48 deg. 55' 58" East a distance of 100.0 feet to a concrete monument; thence South 28 deg. 45' 42" East a distance of 75.0 feet to a concrete monument; thence South 48 deg. 55' 58" West a distance of 100.0 feet to the point of beginning.

BEING the same property conveyed to Edward R. Hills and wife, Noralyn B. Hills, by deed from Mary D. McNabb (now Alcorn) and husband, Melvin Alcorn, as of record in Book 5223, page 884, Register's Office for Davidson County, Tennessee.

8472 08/30 0101 03CHECK 212.80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9778 PG 946

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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 12.00
TOTAL 212.80
CHECK 212.80

08/30/95 01 16:00 0001 8472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095033
IDENTIF. & REFERENCE

95 AUG 30 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 947393

PITTMAN PRINTY