This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9825PG638

ADDRESS NEW OWNER:
Jonathan R. Vaden Sr. and Laconya L. Vaden
151 Hardaway Drive
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Owner

MORTGAGEE:
The Farmers Bank
P. O. Box 657
White House, Tennessee 37188

MAP AND PARCEL:
MAP 33 Gp 8
PARCEL 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kevin W. Spain and wife Ruth Spain, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan R. Vaden Sr. and wife, Laconya L. Vaden, as tenants by the entirety , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 347, Gatewood, Section 2 as recorded in Book 3700, Pages 144 & 145 of the Davidson County Registrar's Office.

Being the same property conveyed to Kevin W. Spain, by deeds of record in Book 8656, Page 428 and in Book 7636, Page 37, Register's Office for Davidson County, Tennessee.

Ruth Spain herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

Kevin W. Spain executed this instrument on behalf of Ruth Spain pursuant to a Power of Attorney which is being placed of record currently herewith.

This conveyance is subject to restrictions of record in Book 4179, Page 488, said Register's Office.

This conveyance is subject to a minimum building setback line and a public utility and drainage easement of record in Book 3700, Pages 144 and 145, said Register's Office.

This is improved property known as 151 Hardaway Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jonathan R. Vaden Sr. and wife, Laconya L. Vaden, their heirs and assigns, forever; and we, Kevin W. Spain and wife Ruth Spain, do covenant with the said Grantees 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 Grantees, their 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.

5914 10/12 0101 03CHECK 297.23

MAIL ENV.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

95 OCT 12 AM 9:24

01111402

IDENTIFICATION REFERENCE

Witness our hands this the 3rd day of October, 1995.

Kevin W. Spain

Ruth Spain

BY: Kevin W. Spain, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kevin W. Spain as Attorney-in-Fact for Ruth Spain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Goodlettsville, Tennessee, this the 3rd day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9/22/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kevin W. Spain the bargainor, 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 Goodlettsville, Tennessee, this the 3rd day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9/22/96

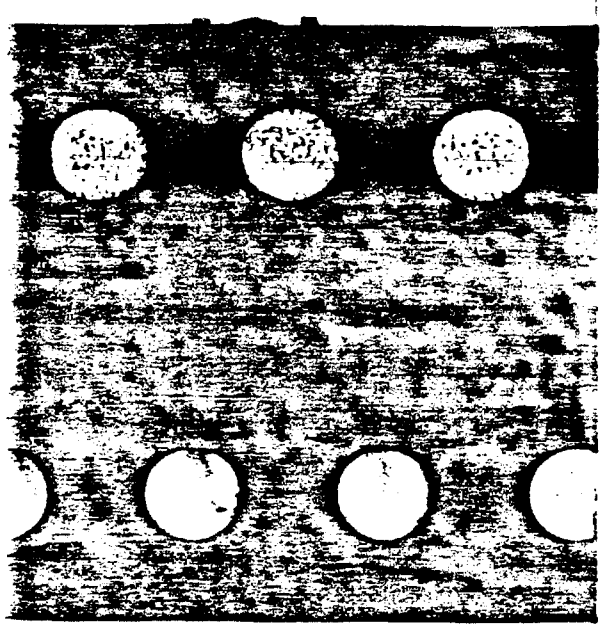
STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 77,900.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of October, 1995.

NOTARY PUBLIC
My Commission Expires: 9/22/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

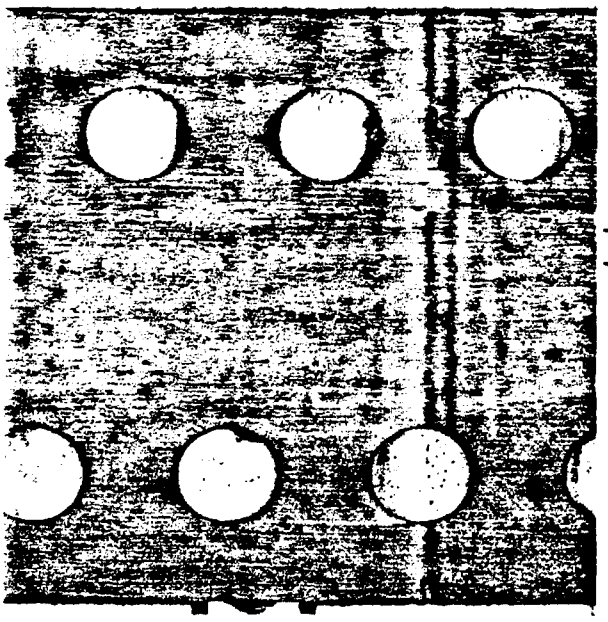
RECEIVED OF _____

FOR _____

BOOK 9825 PG 640

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	77900.00
CON TX	288.23
PRFEE	1.00
WDEED	8.00
TOTAL	297.23
CHECK	297.23

10/12/95 01 09:25 0001 5914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01111402
IDENTIF. ↑ REFERENCE

95 OCT 12 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964669