THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Billy W. Spain, et al, Trustees 323 Westchester Drive Madison, TN 37115	Same as New Owner	Map 42-14 Parcel 112 Field Book 11D 11765

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MICHAEL E. TANT, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto BILLY W. SPAIN and SHELBY J. SPAIN, or the survivor of them, as Co-Trustees, with the power to sell, mortgage or convey the real property hereinbelow described, without the joinder of any beneficiary, hereinafter referred to as the "GRANTEES", a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Holiday Hills, as of record in Book 3600, page 28, Register's Office for said County.

Said Lot No. 11 fronts 133 feet on the southerly side of Holiday Drive and extends back 290 feet on the westerly line and 258.9 feet on the easterly line to a dead line, measuring 156.6 feet thereon.

Being the same property conveyed to Robert W. Tant and wife, Mary Louise Tant, by deed from Castleman Construction Company of record in Book 3888, page 682, Register's Office for Davidson County, Tennessee. The said Mary Louise Tant died on April 26, 1989 and the said Robert W. Tant died on January 22, 1992. The said property was devised to Michael E. Tant under the Last Will and Testament of Robert W. Tant, filed for probate in the Probate Court for Davidson County, Tennessee on March 2, 1992 under Case No. 98762 (see Affidavit Of Inheritance of Real Estate filed for record in Book 8728, page 763, Register's Office for Davidson County, Tennessee.)

The current mailing address for said property is: 212 Holiday Drive, Madison, TN 37115.

The legal description as hereinabove set forth is the same as that contained in the previous instrument of record.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney.

2. Subject to any and all matters as shown on the Plan of record in Book 3600, page 28, Register's Office for Davidson County, Tennessee.

3. Subject to restrictive covenants of record in Book 3670, page 154, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their successors or assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: DIANE TANT, wife of MICHAEL E. TANT, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 16th day of October, 1995.

"GRANTORS"

Michael E. Tant
MICHAEL E. TANT

Diane Tant
DIANE TANT

"GRANTEES"

Billy W. Spain — Co. - Trustee
BILLY W. SPAIN, Co-Trustee

Shelby J. Spain Co-Trustee
SHELBY J. SPAIN, Co-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL E. TANT and wife, DIANE TANT and BILLY W. SPAIN and wife, SHELBY J. SPAIN, CO-TRUSTEES, 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, at office, this the 16th day of October, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Shelby J. Spain
Affiant

Sworn to and subscribed before me, this the 16th day of October, 1995.

Patsy C. Davidson
NOTARY PUBLIC

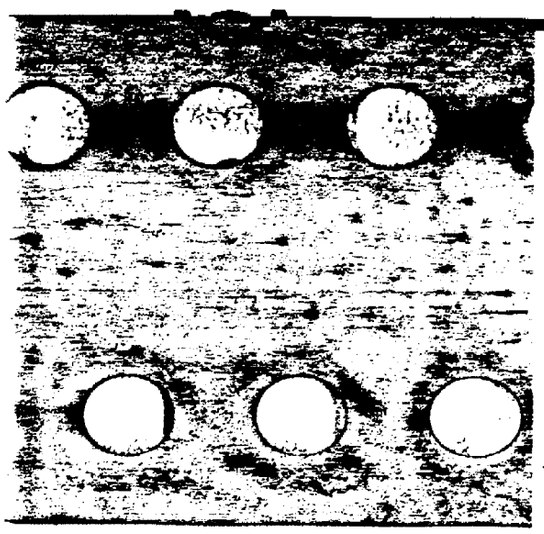
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

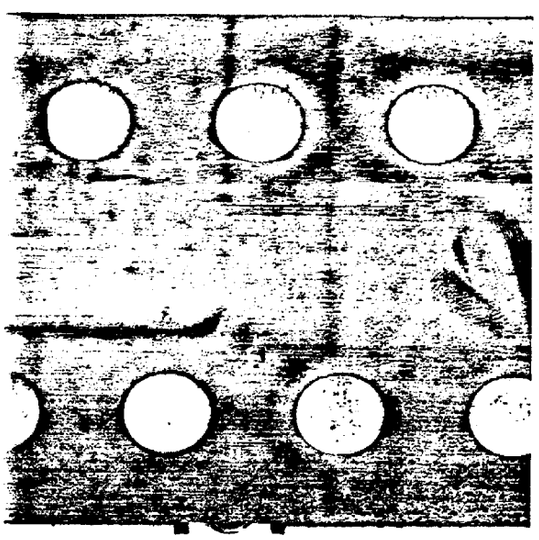
95 OCT 20 AM 8:30
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

3825 10/20 0101 03CHECK 342.00

IDENTIFICATION REFERENCE

011101





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

RECEIVED OF _____

FOR _____

BOOK 9833 PG 260

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

10/20/95 01 08:35 0001 8826

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0114101
IDENTIF. & REFERENCE

95 OCT 20 AM 8:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 967533