0132807

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 DEC 12 PM 1:05

DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 37035
Dav. Co. File: Box 8

BOOK 9890 PG 808

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. Spurgeon Elizabeth E. Spurgeon 205 Craighead Avenue Nashville, Tennessee 37205	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 104-9-226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory S. Perrone and spouse, Carolyn W. Perrone,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Spurgeon and spouse, Elizabeth E. Spurgeon,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Myrtlewood, of record in Book 547, Page 106, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Gregory S. Perrone and spouse, Carolyn W. Perrone by deed from Elizabeth T. Duncan, widow, of record in Book 8781, Page 876, Regisyer's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 205 Craighead Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of December, 1995.

Gregory S. Perrone **Carolyn W. Perrone**

State of Tennessee
County of Davidson

On this 13th day of December, 1995, before me the undersigned authority, personally appeared **Gregory S. Perrone** and **Carolyn W. Perrone**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 28, 1997

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 440000.00

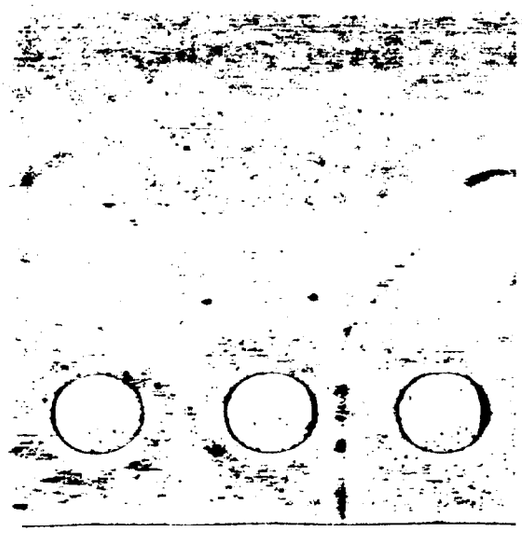
Affiant

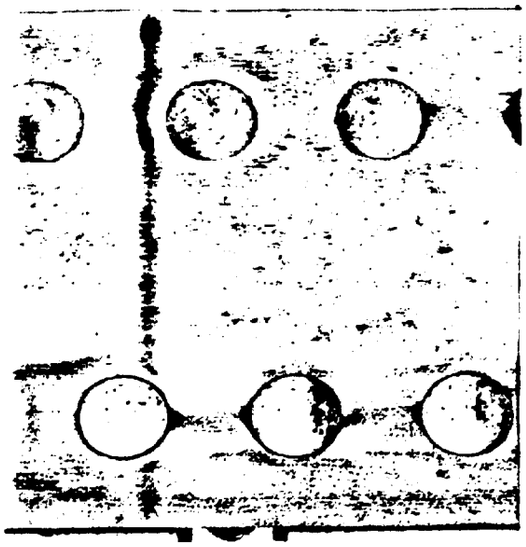
Sworn and subscribed before me on the 13th day of December, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

My Commission Expires: _____ Notary Public

7110 12/18 0101 03CHECK 1537.00





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

RECEIVED OF _____

FOR _____

BOOK 9890 PG 810

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	
				440000.00
			CON TX	1628.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1637.00
			CHECK	1637.00
12/13/95	01		13:08 0001	9110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0132807
IDENTIF. & REFERENCE

95 DEC 18 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 987545