47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Wayne Kirby (NAME)	Pacific Southwest Bank (NAME)	MAP 41-4
4049 Yoest Drive (ADDRESS)	4144 N. Central Expwy., Ste 160 (ADDRESS)	PARCEL 66
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Dallas, Texas 75204 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES LOY SPANN, JOE LYNN SPANN, MARTHA SPANN GOAD, AND HARRIET FRANCES HAGAR, as devisees under the Last Will and Testament of Nora Lou Alvis, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Wayne Kirby and wife, Sandra Lynne Kirby

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:

Land in Davidson County, Tennessee, being Lot 24 of Dalemere Subdivision, Section 2 as recorded in Book 2854, Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hattie Spann by deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 3429, Page 191, Register's Office for said County. The said Hattie Spann having since died and by Last Will and Testament of Will Book 76, Page 66, Probate Court of Davidson County, Tennessee, property was divised to Nora Lou Wilshire Spann a/k/a Nora L. W. S. Alvis. The said Nora Lou Wilshire Spann Alvis having since died and by Last Will and Testament of Will Book 76, Page 55, Register's Office for Davidson County, Tennessee, property was devised to James Loy Spann, Joe Lynn Spann, Martha Spann Goad, and Harriet Frances Hagar the only heirs at law.

Victoria Bruce Spann, spouse of James Loy Spann; Jean Gooch Spann, spouse of Joe Lynn Spann; Don Edwin Goad, spouse of Martha Spann Goad; and James Douglas Hagar, spouse of Harriett Frances Hagar, join in this conveyance for the purpose of conveying all marital rights they may have in subject property now or in the future.

2892 12/29 0101 03CHECK 371.90

unimproved ( )
This is improved (X) property, known as 4049 Yoest Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 15th day of December 19 95

James Loy Spann

Joe Lynn Spann

Martha Spann Goad

Harriet Frances Hagar

DCT.501W 12/88 Jean Gooch Spann

First Data Systems, Inc. 1-800-626-5427
ADDITIONAL SIGNATURES ON NEXT PAGE

ADDITIONAL SIGNATURES:

Victoria Bruce Spann
VICTORIA BRUCE SPANN

BY: James Loy Spann
JAMES LOY SPANN, ATTORNEY-IN-FACT

Don Edwin Goad
DON EDWIN GOAD

BY: Martha Spann Goad
MARTHA SPANN GOAD, ATTORNEY-IN-FACT

James Douglas Hagar
JAMES DOUGLAS HAGAR

BY: Harriet Frances Hagar
HARRIET FRANCES HAGAR, ATTORNEY-IN-FACT

0136301
IDENTIF. ▲ REFERENCE
95 DEC 29 AM 10:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9902 PG 835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE LYNN SPANN and wife, JEAN GOOCH SPANN; JAMES LOY SPANN, MARTHA SPANN GOAD; AND HARRIET FRANCES HAGAR

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 15th day of December, 1995.

Commission expires 11-27-99

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

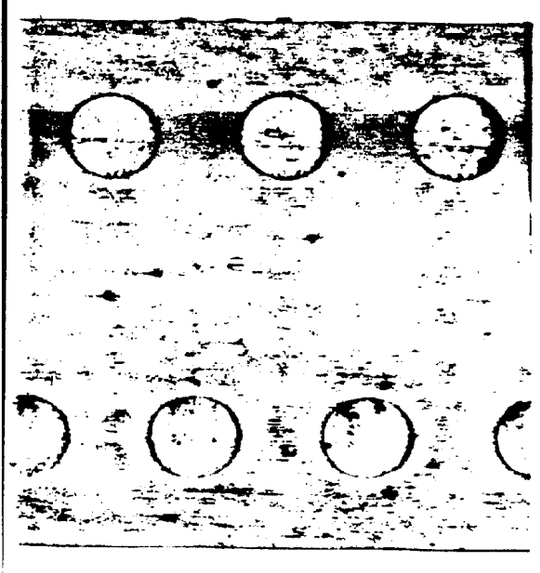
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES LOY SPANN who executed the foregoing instrument in behalf of VICTORIA BRUCE SPANN; MARTHA SPANN GOAD who executed the foregoing instrument in behalf of DON EDWIN GOAD; and HARRIET FRANCES HAGAR who executed the foregoing instrument in behalf of JAMES DOUGLAS HAGAR; and acknowledged that they executed the same as the free act and deed of the above-referenced parties.

Witness my hand and seal at Goodlettsville, Tennessee, the day and year first above written.

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 11-27-99



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

RECEIVED OF _____

FOR _____

BOOK 9902 PG 836

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	97000.00
CON TX	358.90
PRFEE	1.00
WDEED	12.00
TOTAL	371.90
CHECK	371.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2892

0136301
IDENTIF. ↑ REFERENCE

95 DEC 29 AM 10:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 991274