BOOK 9958 PG 574

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,751.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 19 96.

Notary Public

MY COMMISSION EXPIRES: 7-25-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln., Ste A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: /and Mortgagee is:	MAP-PARCEL NUMBERS
Matthew Spain, and wife, Lori Spain (NAME)	Same /Charles F. Curry Company (NAME)	Map 083-13-0-
1206 Fatherland Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 419888 (STREET ADDRESS)	Parcel 107.00.
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Kansas City, MO 64141-6888 (CITY) (STATE) (ZIP)	18W 050.50

FOR AND IN 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, Tad C. Tillemans and wife, Susan M. Tillemans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew Spain and wife, Lori Spain and Fred Holman

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:

Being a part of Lot No. 101 on the Map of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 101 fronts 50.0 feet on the South side of Fatherland Street and runs back between parallel lines, 102.0 feet, to the North margin of the property conveyed to the Shelby Avenue Baptist Church.

Being the same property conveyed to Tad C. Tillemans and wife, Susan M. Tillemans, of record in Book 8100, page 300, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a firt mortgage Deed of Trust of record in Book 9222, page 138, said Register's Office, also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the same Grantees.

IDENTIF. ↑ REFERENCE 0153957

96 FEB 27 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

This is unimproved ( ) improved (X) property, known as 1206 Fatherland Street Nashville, Tennessee, 37206
(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 our hands this 15th day of January, 1996.

Tad C. Tillemans

Susan M. Tillemans

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Tad C. Tillemans and wife, Susan M. Tillemans

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 15th/30th day of January, 1996

Cathy D Griffin
NOTARY PUBLIC

My commission expires:
MY COMMISSION EXPIRES MARCH 7, 1998

1819 02/27 0101 03CHECK 222.68

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,
this _____ day of _____, 19____

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Tad C. Tillemans and wife,

Susan M. Tillemans

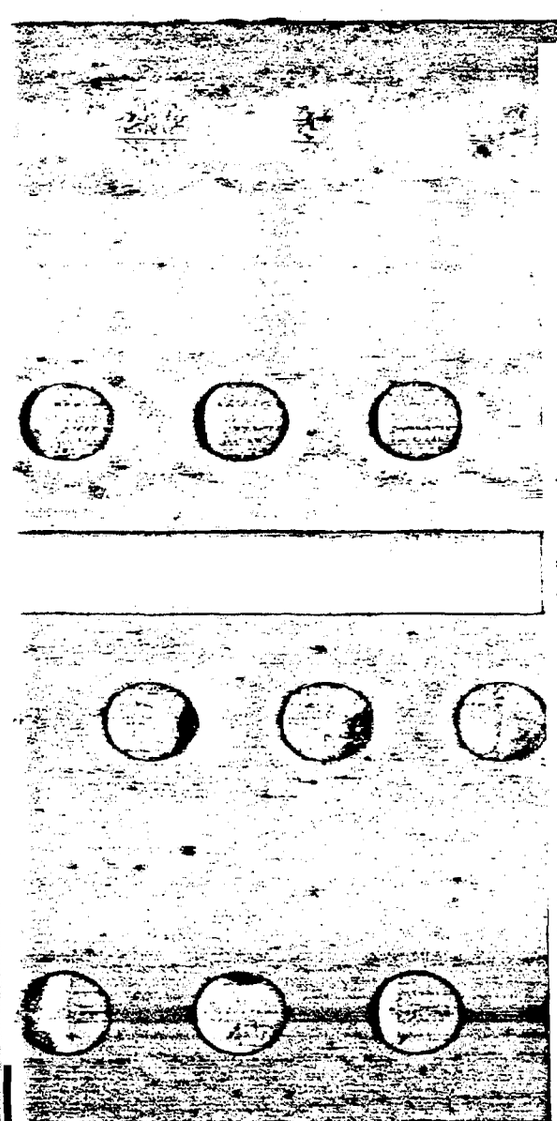
TO

Matthew Spain and wife, Lori

Spain

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane
Brentwood, Tennessee 37027

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 9958 PG 576

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	57751.00
CON TX	213.68
PRFEE	1.00
WDEED	8.00
TOTAL	222.68
CHECK	222.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/27/2001 1819

0153957
IDENTIF. & REFERENCE

96 FEB 27 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009969