2.00

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER: M. Clark Spoden 4322 Sneed Rd. Nashville, TN 37215	SEND TAX BILL: *To Owner*
MORTGAGEE: NationsBank of Tennessee, N.A. One NationsBank Plaza Nashville, TN 37219	MAP AND PARCEL: MAP 130-8 GROUP PARCEL 51

BOOK 9984 PG 240

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, G. Philip Anderson and wife, Mary S. Anderson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto M. Clark Spoden, unmarried, hereinafter called the Grantee, his 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 the southerly half of Lot No. 22 on the Plan of Belle Meade Annex Subdivision of record in Book 547, page 66, said Register's Office.

Being the same property conveyed to G. Philip Anderson and wife, Mary S. Anderson by deed from Alfred S. Gervin and wife Carol Ann Gervin of record in Book 5165, page 992, Register's Office for Davidson County, Tennessee.

This is improved property known as 4322 Sneed Rd., Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Clark Spoden, unmarried, his heirs and assigns, forever; and we, G. Philip Anderson and wife, Mary S. Anderson, do covenant with the said Grantee 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 Grantee, his 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.

Witness our hands this the 15th day of March, 1996.

G. Philip Anderson

Mary S. Anderson

0161756
IDENTIF. ↑ REFERENCE

96 MAR 20 AM 9:28
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 9984 PG 241

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named G. Philip Anderson and wife, Mary S. Anderson the bargainors, 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 Brentwood, Tennessee, this the 15th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 280,000.00.

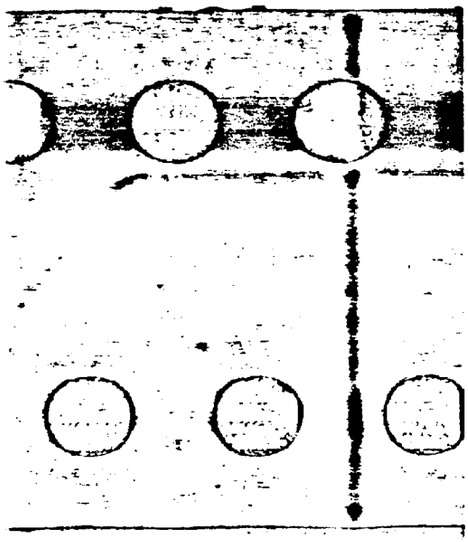
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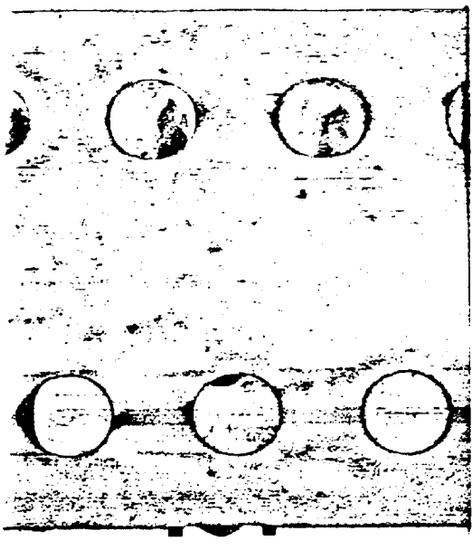
Subscribed and sworn to before me this 15th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

0216 03/20 0101 03CHECK 1045.00





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

RECEIVED OF _____

FOR _____

BOOK 9984 PG 242

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 280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 8.00
TOTAL 1045.00
CHECK ~~1045.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~03-20-96 01 97-27 0001 0216~~

0161756
IDENTIF. & REFERENCE

96 MAR 20 AM 9:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1018265