BOOK 10070 PG 369 Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,500.00

Barbara Catherine Lyons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 3-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Catherine Lyons (NAME)	same (NAME)	MAP 133-16-A
270 Tampa Drive, Unit M-28 (ADDRESS)	(ADDRESS)	PARCEL 178CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	5DU76799

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, Gary M. McSpadden and wife, Carol L. McSpadden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Catherine Lyons

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:

Unit M-28, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Gary M. McSpadden and wife, Carol L. McSpadden by deed from Barcelona Associates, a joint venture of record in Book 6505, page 249, Register's Office for Davidson County, TN.

Subject to covenants, conditions and restrictions for Barcelona Condominium as recorded in Book 6400, page 801, Register's Office for said County.

This conveyance is subject to any and all existing easements of record.

Subject to a Deed of Trust to NationsBank of Tennessee, N.A. of record in Book 1000, page 372, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 270 Tampa Drive, Unit M-28, Nashville, TN 37211
(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 hand s this 29th day of May 19 96

Gary M. McSpadden

Carol L. McSpadden

Book 10070 Pg 370

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 Gary M. McSpadden and wife, Carol L. McSpadden

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 Nashville, Tennessee this 29th day of May, 19 96.

Commission expires 5-24-97

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

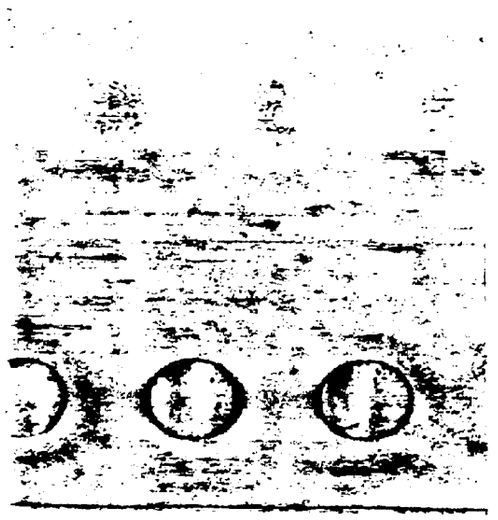
LEGAL DESCRIPTION CONTINUATION

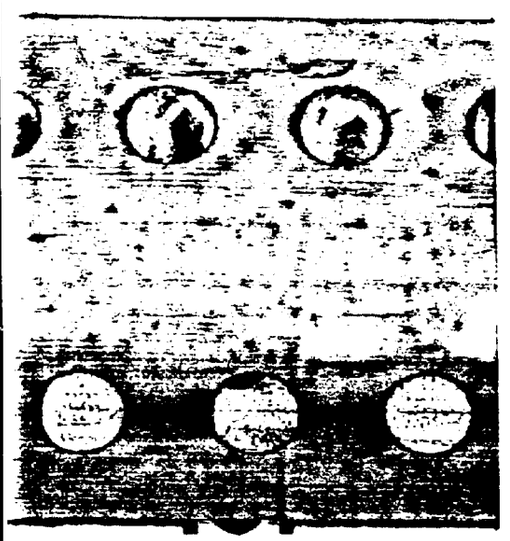
The legal description is the same as the previous deed of record.

0187961
IDENTIFICATION REFERENCE

96 JUN -3 PM 1:18
ELLIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

3307 06/03 1101 03CHECK 158-85





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 371

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 40500.00
CON TX 149.85
PRFEE 1.00
WDEED 8.00
TOTAL 158.85
CHECK 158.85

06/03/96 01 13:23 0001 8307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187961
IDENTIF. ← REFERENCE

96 JUN -3 PM 1:18

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

No. 1046196