BOOK 10129 PG 588

35

WARRANTY DEED

File No: 00279951

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Theresa A. Shurber	First Investment Company	Map 106-13
[NAME]	[NAME]	
2148B Sadler Avenue	4300 E. Broad Street	Parcel 230
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37210	Columbus, Ohio 43216-0749	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Martin R. Spears, unmarried and Charles Ray Spears and wife, Marjorie Alice Spears

have this day bargained and sold, and do hereby transfer and convey unto the said Theresa A. Shurber

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Davidson } for this transfer is $ 65,900.00

Subscribed and sworn to before me, this the 19TH day of JULY, 19 96.

Affiant

My Commission Expires: 03/22/97 [Affix Seal]

Notary Public

unimproved ( )
This is improved (X) property known as 2148-B Sadler Avenue, Nashville, TN 37210
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 19TH day of JULY, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Martin R. Spears

Charles Ray Spears

Marjorie Alice Spears

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Michele M. Cooper, a Notary Public in and for said County and State Martin R. Spears, unmarried and Charles Ray Spears and wife, Marjorie Alice Spears

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 purposes therein contained.

Witness my hand and official seal at NASHVILLE, Davidson COUNTY, Tennessee this 19TH day of JULY, 19 96.

Michele M. Cooper Notary Public

Commission expires 03/22/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public 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 _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

96 JUL 23 PM 3:09
DAVIDSON COUNTY, TN.

02064 69

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

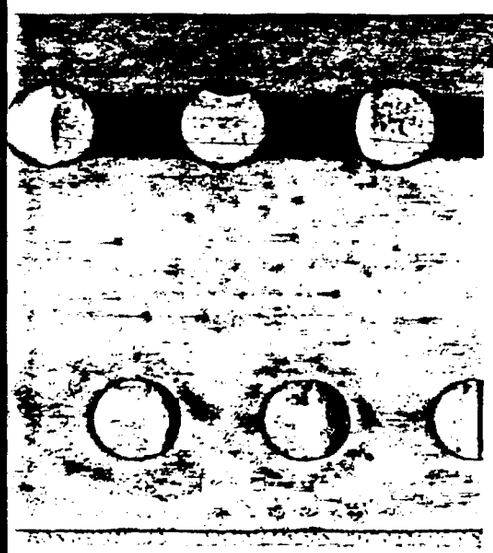
3371 07/23 0101 03CHECK 256.83

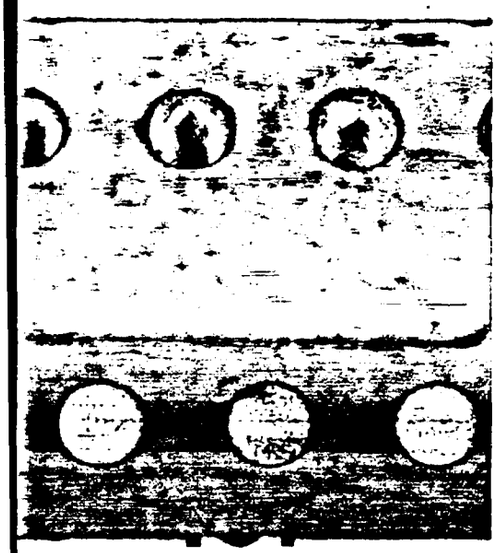
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Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Sadler Place, of record in Book 332, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Martin R. Spears and Charles Ray Spears by deed from Robert Earl Jones of record in Book 9239, page 81, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

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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 65900.00
CON TX 243.83
PRFEE 1.00
WDEED 12.00
TOTAL 256.83
CHECK 256.83

07/23/96 01 15:19 0001 B371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206469
IDENTIFICATION REFERENCE

96 JUL 23 PM 3:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1066001