This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BK/10295/584

ADDRESS NEW OWNER:
Greg J. Spilka and Greta Spilka
175 Callis Road
Hendersonville, TN 37075

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-11
PARCEL 78
12DZ-51255

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Betty L. McEachron, now Newbern, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Greg J. Spilka and wife, Greta Spilka, as tenants by the entirety, 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 the east 50 feet of the west 320 feet of Lot No. 3 on the Map of the Subdivision of Lot 6 of the William White Lands, of record in Book 332, Page 78, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the northerly side of Edith Street and runs back between parallel lines 177 feet, more or less, to the south line of Lot No. 2, on said plan.

Being the same property conveyed to Thomas R. McEachron and wife, Betty L. McEachron, by deed from Vary E. Parker and wife, Andrey Mai Parker of record in Book 4076, Page 643, Register's Office for Davidson County, Tennessee. The said parties having since divorced and by Divorce Decree, #53718, property was vested in Betty L. McEachron.

This is the same description as in previous deed of record.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4139, Page 136, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1996 have been pro-rated and paid.

Earl H. Newbern joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 305A Edith Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Greg J. Spilka and wife, Greta Spilka, their heirs and assigns, forever; and we, Betty L. McEachron Newbern and husband, Earl H. Newbern 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 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 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 18th day of December, 1996.

10295:585

Betty L. McEachron Newbern
Betty L. McEachron Newbern

Earl H. Newbern
Earl H. Newbern

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Betty L. McEachron Newbern and Earl H. Newbern, 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 Nashville, Tennessee, this the 18th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 35,000.00.

AFFIANT

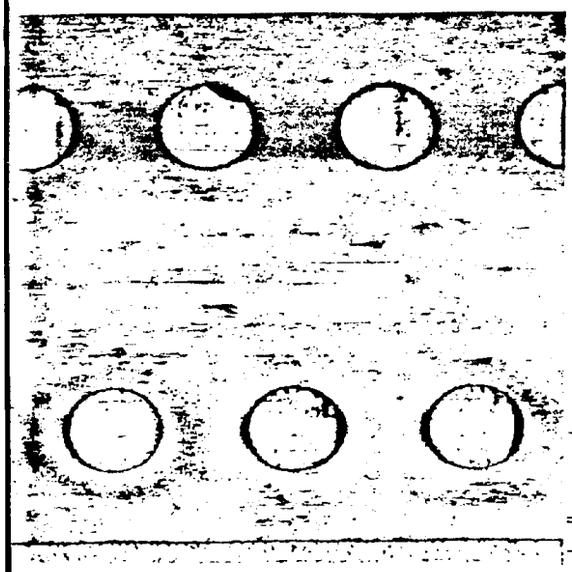
Subscribed and sworn to before me this 18th day of December, 1996.

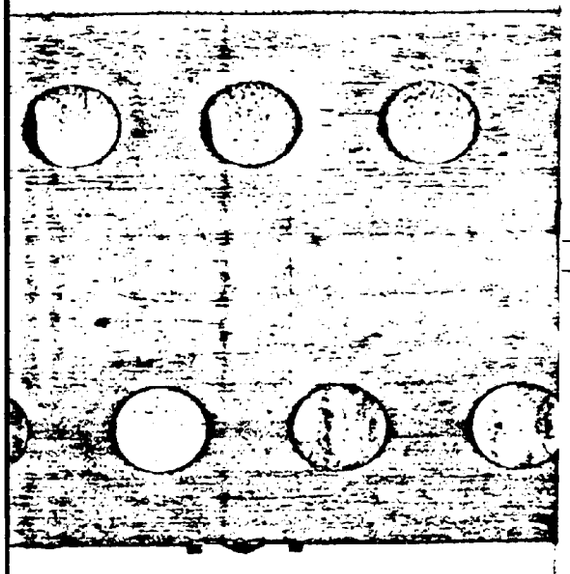
NOTARY PUBLIC
My Commission Expires: 3/22/97

0257356
IDENTIFICATION REFERENCE

96 DEC 19 AM 10:17
DAVIDSON COUNTY, TN.

7889 12/19 0101 03CHECK 138.50





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

RECEIVED OF _____

FOR _____

BOOK 10295 PG 586

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 35000.00
				CON TX 129.50
				PRFEE 1.00
				MTEED 8.00
				TOTAL 138.50
				CHECK 138.50

12/19/96 01 10:17 0001 7389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257356
IDENTIF. # REFERENCE

96 DEC 19 AM 10: 17

DAVIDSON COUNTY, TN

No. 1099978