BOOK 10305 PG 308

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENNETT L. ROSS and wife, ALYSON C. ROSS**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto M. SHAWN McSPADDEN and wife, LAURA C. McSPADDEN hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No.1 on the Plat of Revised Kenner Manor as of record in Plat Book 6250, page 777, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said real estate.

BEING the same property conveyed to Bennett L. Ross and wife, Alyson C. Ross by deed from PHH Home Equity Corporation, of record in Book 8040, page 407, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions of record in Book 6631, page 407; and all matters as shown on the recorded plat.

This is improved property known as: **223 Woodmont Circle, Nashville, TN 37205**

TO HAVE AND TO HOLD the same 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 and 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 18 day of November, 1996

Bennett L. Ross

Alyson C. Ross

0260160
IDENTIF. ← REFERENCE

96 DEC 31 AM 9:58
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

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STATE OF Tennessee

COUNTY OF Davidson

On this 18th day of November, 1996, before me personally appeared Bennett L. Ross, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Jayne E. Morgan
NOTARY PUBLIC

My Commission Expires:
9-23-2000

STATE OF Tennessee

COUNTY OF Davidson

On this 18th day of November, 1996, before me personally appeared Alyson C. Ross, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Jayne E. Morgan
NOTARY PUBLIC

My Commission Expires:
9-23-2000

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 208,000.00.

M. Shawn McSpadden
Affiant

Subscribed and sworn to before me this 28th day of December, 1996

Notary Public

My Commission Expires: 3/27/99

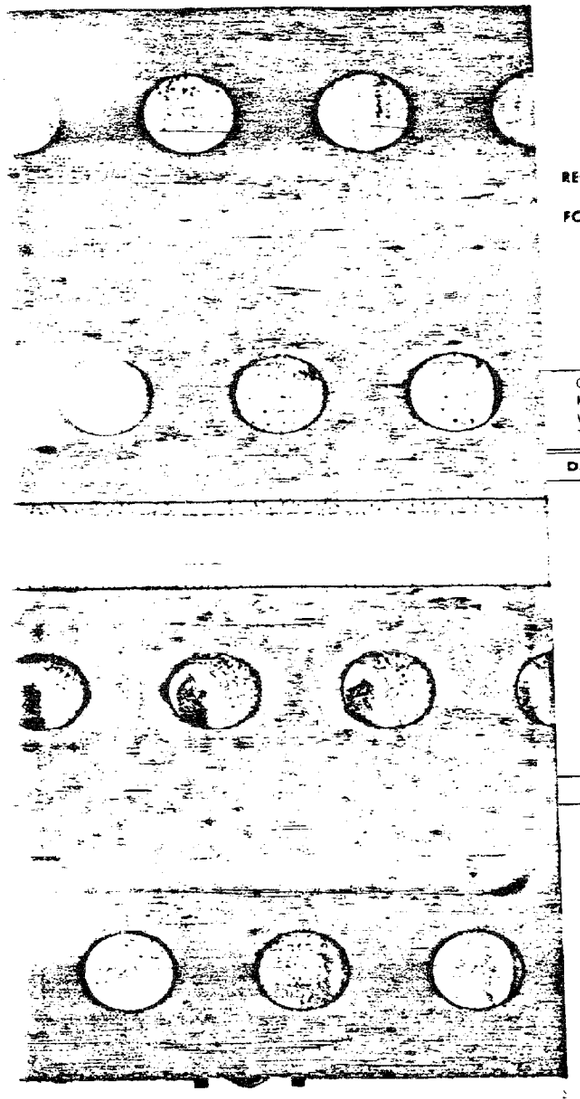
* *

ADDRESS NEW OWNER(S):
M. Shawn McSpadden
Laura C. McSpadden
223 Woodmont Circle
Nashville, TN 37205

SEND TAX BILL TO:
First Republic Mortgage Corp.
3212 West End Ave., #400
Nashville, TN 37203

MAP-PARCEL:
Map: 116-08
Group: J
Parcel: 1

572 12/31 0101 03CHECK 778.60



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	
				208000.00
			CON TX	769.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	778.60
			CHECK	778.60
12/31/96	01		09:59 0001	0572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260160
IDENTIF. # REFERENCE

96 DEC 31 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103124