File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10309 PG 893

#14330

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
LOUIS M. SPOLTORE	NATIONSBANC MORTGAGE CORPORATION	160-16
5913 Manor Place (NAME, STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (NAME)	32
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (STREET ADDRESS) (CITY) (STATE) (ZIP)	6DU60526

FOR AND IN 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, DORSEY C. REED AND WIFE, BARBARA S. REED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOUIS M. SPOLTORE AND WIFE, KATHLEEN T. SPOLTORE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 254 on the Plan of Phase 4 Hearthstone, as of record in Plat Book 5200, pages 547 and 548, amended in Book 6229, page 341, and Book 6252, page 422, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dorsey C. Reed and wife, Barbara S. Reed by deed from Radnor Homes, Inc. of record in Book 6386, page 676, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Grantor; (2) Restrictions of record in Book 6140, page 81; and (3) All matters appearing on the Plan of record in Plat Book 5200, pages 547 and 548, amended in Book 6229, page 341 and Book 6252, page 422, said Register's Office.

97 JAN -3 AM 10:07
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

026300

unimproved (XX)
This is improved ( ) property, known as 5913 Manor Place, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of December, 19 96.

Dorsey C. Reed by Charlotte Johns
DORSEY C. REED
BY: CHARLOTTE JOHNS, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED~~
SIMULTANEOUSLY HEREWITH

Barbara S. Reed by Charlotte Johns
BARBARA S. REED
BY: CHARLOTTE JOHNS, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED~~
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE

COUNTY OF _____

BOOK 10309 PG 894

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____

_____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said Count and State, CHARLOTTE JOHNS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said DORSEY C. REED AND WIFE BARBARA S. REED and is authorized by the said DORSEY C. REED AND WIFE, BARBARA S. REED to execute this instrument on their behalf.

Witness my hand, at Office, this 23rd day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 96

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DORSEY C. REED AND WIFE,
BARBARA S. REED

TO

LOUIS M. SPOLTORE AND WIFE,
~~KATHLEEN P. SPOLTORE~~

177e 01/03 0101 CKECK 797.1[illegible]

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10309 PG 895

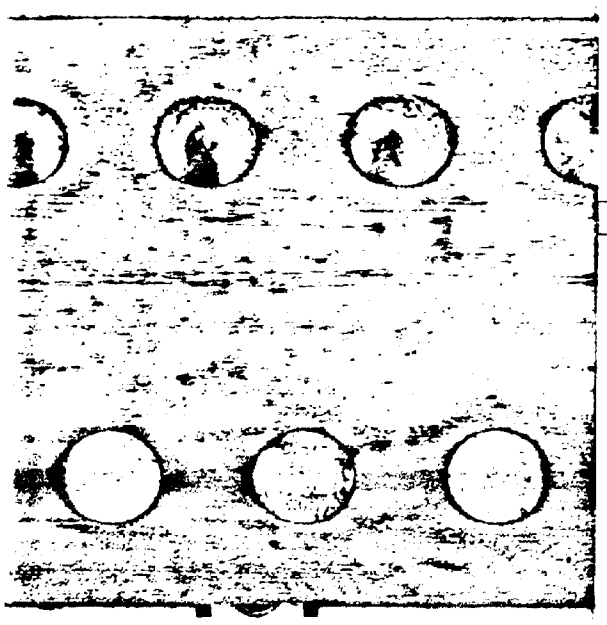
CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 213000.00
CON TX 788.10
PRFEE 1.00
WDEED 8.00
TOTAL 797.10
CHECK 797.10

01/03/97 01 10:07 0001 1776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0261300
IDENTIF. # REFERENCE

97 JAN -3 AM 10:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1104321