BOOK 10316 PG 490

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 79,900.00

Keith Lusk Spain
Affiant

Subscribed and sworn to before me, this 3rd day of January 1997

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KEITH LUSK SPAIN 1908 Eastside Avenue Nashville, Tennessee 37206	MID-STATE FINANCIAL SERVICES 2021 Richard Jones Road Nashville, Tennessee 37215	MAP 94-2 PARCEL 183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 79,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, DANIEL W. KINNEY, JR. AND JEFFREY F. ANGEL, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEITH LUSK SPAIN, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 21 on the Plan of United Electric Railway Company's Addition of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

BEING the easterly 43.0 feet of said Lot No. 21, fronting 43.0 feet on the southerly side of Eastside Avenue, formerly Ashworth Avenue, and running back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Daniel W. Kinney, Jr. and Jeffrey F. Angel, both unmarried, by deed from Linda V. Wood and husband, Gordon A. Wood, of record in Book 9439, page 969, Register's Office for Davidson County, Tennessee.

97 JAN 10 AM 9:28 DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 012631140

This is improved property known as 1908 Eastside Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of United Electric Railway Company's Addition of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of January, 19 97.

DANIEL W. KINNEY, JR.

JEFFREY F. ANGEL

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 DANIEL W. KINNEY, JR. AND JEFFREY F. ANGEL, BOTH UNMARRIED, 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 this 3rd day of January, 19 97.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

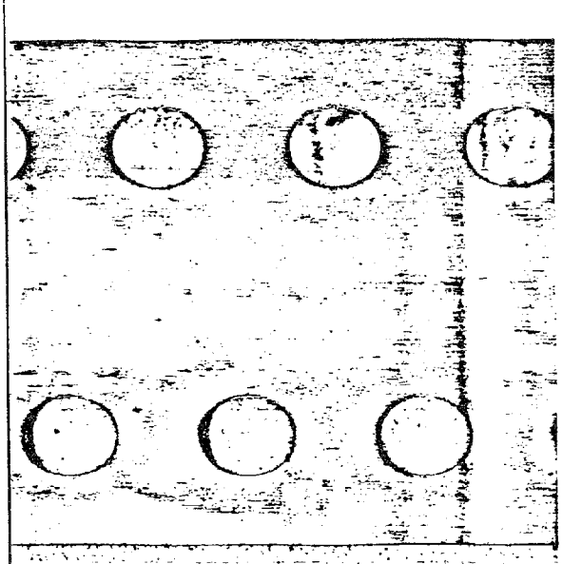
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

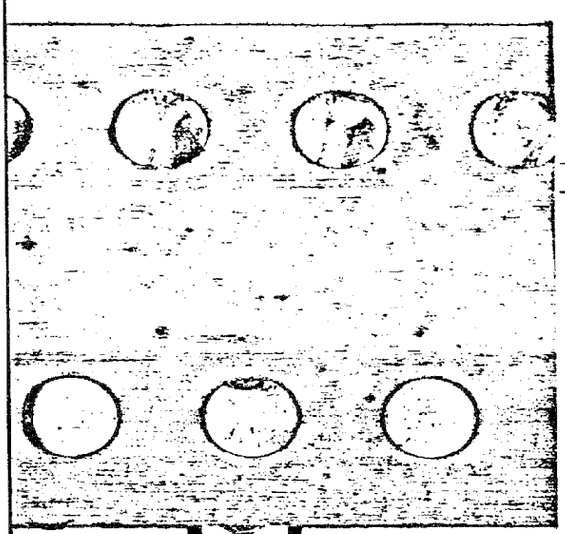
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

3727 01/10 0101 03CHECK 304.63





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 79900.00
				CON TX 295.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 304.63
				CHECK 304.63
01/10/97	01	09:30	0001	3727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263140
IDENTIFICATION REFERENCE

97 JAN 10 AM 9:29
FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 1106251