B157

WARRANTY DEED

BOOK 10334 PG 223

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 12/16/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark H. Oldham (NAME)	Marine Midland Mortgage (NAME)	158-66
2221 Old Hickory Boulevard (ADDRESS)	One Marine Midland Center/12th (ADDRESS)	157-14
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Buffalo, NY 14203 (CITY) (STATE) (ZIP)	158-69

FOR AND 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, WE, Steven J. Sperring and wife, Deborah M. Sperring

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark H. Oldham and wife, Sharon C. Oldham

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:

TRACT I - (Parcel 158-66)

A tract of land in the 7th Civil District of Davidson County, Tennessee, being Tract No. 1 of the Manson Rowan Property, being a revision of the Alexander Property located on Old Hickory Boulevard, described as follows:

Beginning at an iron pin in the southerly right-of-way of Old Hickory Boulevard, being 50 feet easterly from the northeast corner of H. C. Pearson property, as of record in Book 1031, Page 197, Register's Office; thence with said right of way of Old Hickory Boulevard, easterly with a 3053.2 foot radius curve right a distance of 190.06 feet to an iron pin; thence continuing with said right of way, south 71 deg. 35' east a distance of 58 feet to an iron pin; thence leaving said right of way of Old Hickory Boulevard, south 14 deg. 30' west a distance of 1065.6 feet to an iron pin; thence south 70 deg. 49' west a distance of 152.97 feet to an iron pin; thence north 7 deg. 07' east a distance of 670.15 feet to an iron pin; thence north 10 deg. 33' east a distance of 498.10 feet to the point of beginning, according to a survey made by Turner Engineering Company, dated February 28, 1969.

TRACT II - (Parcel 157-014)

CONTINUED

This is improved (X) property, known as 2221 Old Hickory Boulevard, Nashville, Tennessee 37215 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

TO HAVE AND TO HOLD the said 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, 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 hand s this 30th day of January 19 97

Steven J. Sperring

Deborah M. Sperring

BOOK 10334 PG 224

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven J. Sperring and wife, Deborah M. Sperring

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 at Brentwood, Tennessee, this 30th day of January, 19 94.

Commission expires 6-1-

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Land in the 7th Civil District of Davidson County, Tennessee, and a portion being located in Williamson County, Tennessee, according to a survey of Tract 9 from Map as of February 1963, showing overlap of Tract No. 1 of survey of February, 1969, by others, made by Geo. W. Watkins, Surveyor, dated February 16, 1974, as follows:

Beginning at a point in Pearsons East boundary line, said point is in the southerly margin of a 50 foot proposed road, and 1191 feet, south 7 deg. 07' west of the center of Old Hickory Boulevard; thence with said margin south 82 deg. 53'east 18.9 feet to the beginning of a curved line to the left having a radius of 580.6 feet; thence with said curved line eastwardly 171.1 feet to the northwest corner of Lot No. 10; thence with the lot line of Lots 9 and 10, south 9 deg. 45' east 404.3 feet to the southwest corner of said Lot No. 10 and being an iron pin in a fence line; thence with said fence line, south 69 deg. west 30.3 feet to a point in the northerly margin of a lane; thence with said margin, north 80 deg. west 373.3 feet to Pearsons southeast corner; thence with Pearson east boundary line north 7 deg. 07' east 360 feet to the point of beginning.

TRACT III - (Parcel 158-69)

A tract of land in the 7th Civil District of Davidson County, Tennessee, beginning at an iron pin in the southerly margin of the right-of-way of Old Hickory Boulevard, being the northwestern corner of Tract 1 according to a survey made by Turner Engineering Company, dated February 28, 1969 thence along the westerly border of Tract 1 South 10 deg. 33' West 498.1' to an iron pin, thence South 7 deg. 07' West, 670.15' to an iron pin that is in the northerly margin of a proposed roadway on said survey, thence South 70 deg. 49' West 22.31 to an iron pin, thence North 7 deg. 07' East 1,184.73' to an iron pin that is on the southerly margin of the right-of-way of Old Hickory Blvd. thence with said right-of-way easterly with a 3,053.0' curve right a distance of 50' to the point of beginning.

ALSO INCLUDED IN THIS CONVEYANCE IS THE FOLLOWING:

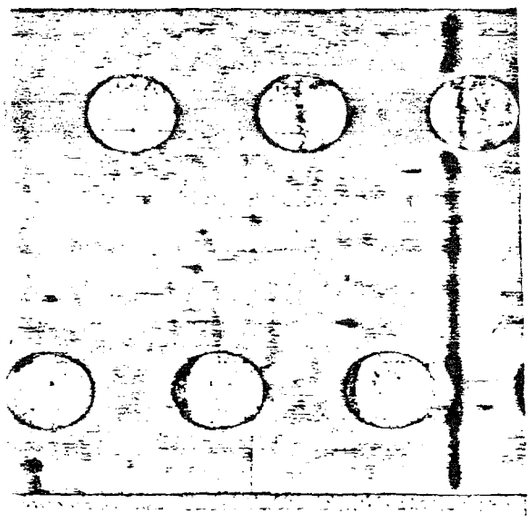
The portion of the road referred to in the deed from Frank Englert, Jr. and wife, Margaret Pilkerton Englert to Manson M. Rowan et al of record in Book 3832, page 417, lying between Metropolitan Tax Map 158 Parcel 66 and Metropolitan Tax Map 157, Parcel 14, which property was conveyed to J. Marvin Hopper and Anita Hopper, as tenants in common, by quitclaim deed from Manson M. Rowan and wife, Patricia Rowan, of record in Book 6229, page 85, Register's Office for Davidson County, Tennessee.

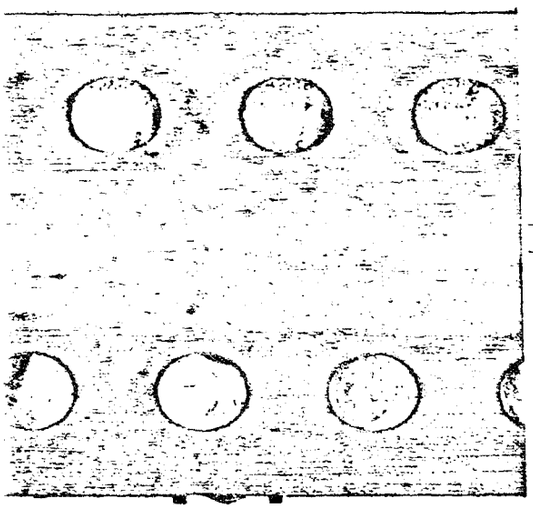
Being the same property conveyed to Steven J. Sperring and wife, Deborah M. Sperring by deed from J. Marvin Hopper and Anita Hopper, husband and wife of record in Book 8401, page 969, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

0260560
IDENTIFICATION REFERENCE

97 JAN 31 AM 8:52
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9561 01/31 0101 03CHECK 2436.50





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

RECEIVED OF _____

FOR _____

BOOK 10334 PG 226

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
				655000.00
				CON TX 2423.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2436.50
				CHECK 2436.50
01/31/97	01	08:52	0001	9561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268560
IDENTIFICATION REFERENCE

97 JAN 31 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112020