STATE OF TENNESSEE 7252-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Kimberly J. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February 19 97

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Walker	Pacific Southwest Bank	61-7-167& 61-7-168
(NAME)	(NAME)	
915 Maplewood Lane	4144 N. Central Expwy., Ste. 160	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Dallas, Texas 75204	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Martin R. Spears, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly Walker unmarried Dorothy Landry, unmarried

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:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, Block "B" on the plan of Broadmoor of record in Book 547, Page 161 and 162, Register's Office for said County.

Said Lot Nos. 1 and 2 front together 100.00 feet on the northerly margin of Maplewood Land and extend back between parallel lines with the westerly margin of Lindell Street 150 feet to a dead line.

BEING the same property conveyed to Martin R. Spears, unmarried by deed from Mildred White Boyd, unmarried, filed of record in Book 10164, page 796, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 915 Maplewood Lane, Nashville, TN 37216

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 his hand this 24th day of February, 19 97.

Martin R. Spears

BOOK 10362 PG 638

7252-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Martin R. Spears, unmarried the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 24th day of February, 19 97.

My commission expires 1/20/99

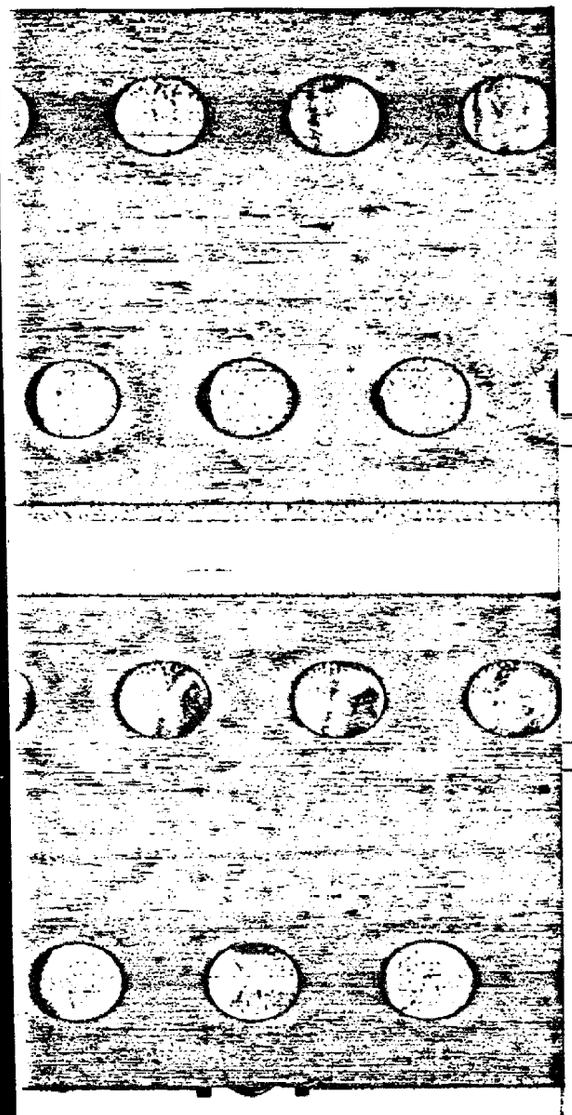
Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE

0277095
IDENTIF. & REFERENCE

97 FEB 27 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0756 02/27 0101 03CHECK 453.00



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

RECEIVED OF _____

FOR _____

BOOK 10362 PG 639

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 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277095
IDENTIF. ↑ REFERENCE

97 FEB 27 PM 3:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121169