WARRANTY DEED

BOOK 10399 PG 134

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 231,000.00

Robert H. Springer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY March 19 97

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Springer (NAME)	First Trust Mortgage Company (NAME)	MAP 110
2265 Stewarts Ferry Pike (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 185
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

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, Edward R. Urrutia and wife, Janet H. Urrutia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert H. Springer and wife, Dianne K. Springer

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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey made August 9, 1986, by Robert E. Francis, Surveyor, as follows:

BEGINNING at a nail in the center line of Stewarts Ferry Pike, the common front corner of the land herein described and the lands of the United States Government Property; thence N 7 degrees 52 minutes, 05 seconds; E 19.65 feet to a concrete U.S. Government marker; thence N 10 degrees, 10 minutes, 43 seconds E, 1134.15 feet to a concrete U.S. Government Marker, thence S 76 degrees, 45 minutes 20 seconds E, 200.26 feet to a point; thence S. 10 degrees, 08 minutes, 15 seconds W, 1139.09 feet to a nail in the center of Stewarts Ferry Pike; thence with the center line of said pike N 80 degrees, 59 minutes, W 200.00 feet to the beginning point.

BEING the same property conveyed to Edward R. Urrutia and wife, Janet H. Urrutia by deed from Christine M. Urrutia and husband, Caesar E. Urrutia, of record in Book 7003, Page 583, Register's Office for said County.

Power of Attorney of record in Book 10399, page 133, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2265 Stewarts Ferry Pike, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of March 19 97

Edward R. Urrutia

Janet H. Urrutia

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(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

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 Edward R. Urrutia, 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 25th day of March, 1997.

My Commission Expires: 5-24-97

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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, Edward R. Urrutia, 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 on behalf of Janet H. Urrutia as her Attorney in Fact as the free act and deed of the within named Janet R. Urrutia. Witness my hand and official seal at Nashville, Tennessee the 25th day of March, 1997.

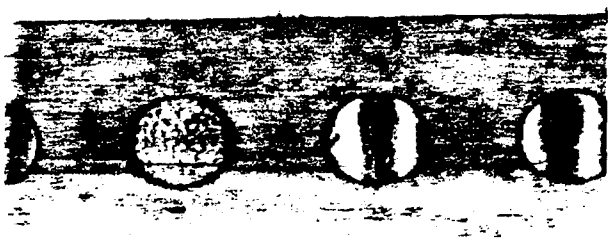
My Commission Expires: 5-24-97

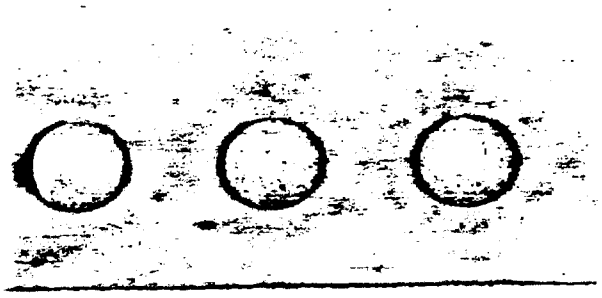
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IDENTIFICATION REFERENCE

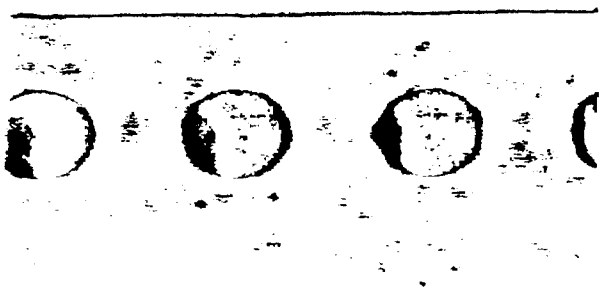
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DAVIDSON COUNTY, TN

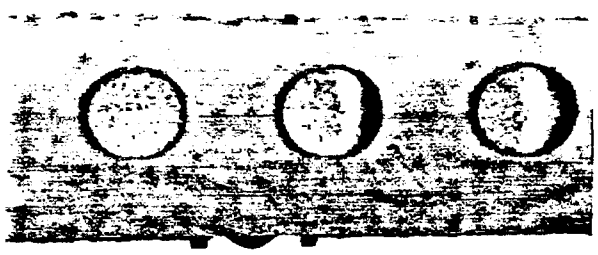
PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10399 PG 136

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

231000.00

CON TX 854.70

PRFEE 1.00

WDEED 8.00

TOTAL 863.70

CHECK 863.70

04/01/97 01 14:36 0001 3797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02892 92

IDENTIF. ↑ REFERENCE

97 APR -1 PM 2:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134068