BOOK 10456 PG 173

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 $ 152,850.00

Affiant

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

Subscribed and sworn to before me, this 15th day of May, 1997

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JASON C. SPIELBERGER 2514 Ashwood Avenue Nashville, Tennessee 37212	STANDARD FEDERAL BANK 2600 W. Big Beaver Road Troy, Michigan 48084	MAP 104-15 PARCEL 41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY TWO THOUSAND EIGHT HUNDRED FIFTY AND NO/100--------- ($ 152,850.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, VINCENT L. LONG, JR. AND MADELINE WANTLAND, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JASON C. SPIELBERGER AND WIFE, SORAYA E. KASHANI hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly one-half of Lot No. 71 on the Map of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 71 fronts 50.0 feet on the northerly side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a line.

BEING the same property conveyed to Vincent L. Long, Jr. and Madeline Wantland, as Tenants in Common with Right of Survivorship, by deed from William J. Ehrhart, Sr. and wife, Annette M. Ehrhart, Mary Jane Patten, an unmarried person, and Thomas Ehrhart, Jr. and wife, Carolyn C. Ehrhart, of record in Book 9285, page 948, Register's Office for Davidson County, Tennessee.

This is improved property known as 2514 Ashwood Avenue, Nashville, Tennessee 37212

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 s, their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEEs 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 Sunset Park Subdivision of record in Book 332, page 132, 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 s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of May, 19 97.

VINCENT L. LONG, JR.

MADELINE WANTLAND

NOTARY PUBLIC AT LARGE
MITCHELL A. SMITH
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 VINCENT L. LONG, JR. AND MADELINE WANTLAND, 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 15th day of May, 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 _____.

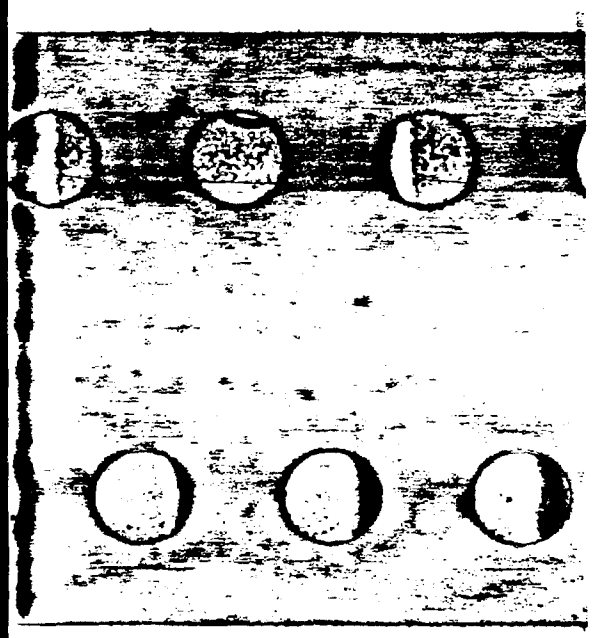
Witness my hand and official seal this _____ day of _____, 19 ____.

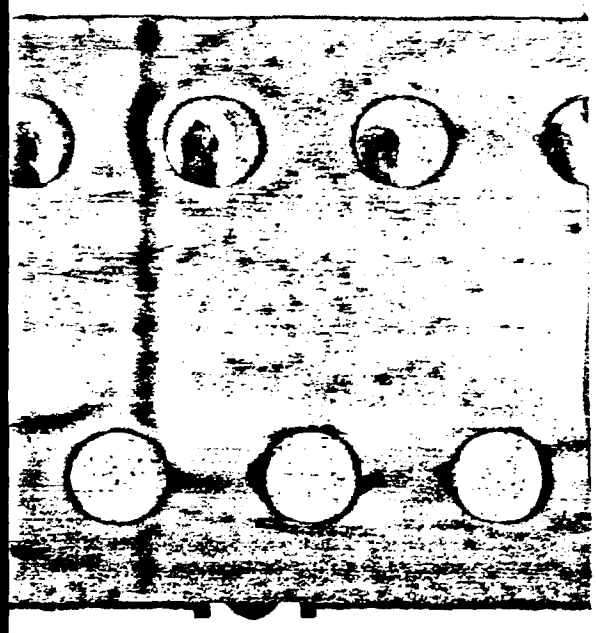
My Commission Expires: _____

Notary Public

97 MAY 16 AM 9:56
DAVIDSON COUNTY, TN.

0305540
IDENTIFICATION REFERENCE





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 152850.00

CON TX 565.55

PRFEE 1.00

WDEED 8.00

TOTAL 574.55

CHECK 574.55

05/16/97 01 09:55 0001 1708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305540

IDENTIF. # REFERENCE

97 MAY 16 AM 9:56

REGISTER OF DAVIDSON COUNTY, TN.

No. 1151723