This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 10468 PG 360

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
George V. Ginn & Vickie E. Ginn PO Box 294 Antioch TN. 37013	Same	119-09-0-004.00

WARRANTY DEED

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, **Gary D. Springer and wife, Judith A. Springer,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **George V. Ginn and wife, Vickie E. Ginn**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3, on the map showing subdivision of the Hughes Residence Lot, and a resubdivision of Lot Nos. 57, 58, 59, 60, 70, 71, 72 and 73, including alley in rear of said lot, in the subdivision of Edenwold Park as of record in Book 421, page 153, Register's Office for said County, described as follows:
>
> Beginning on the westerly margin of Grandview, formerly Marshall Avenue, at the corner of Lots Nos. 2 and 3, and running thence with the westerly margin of said Avenue, northwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the dividing line between Lots 3 and 4 in a southwesterly direction, 259 feet and continuing with said dividing line, westwardly 126 feet to the easterly margin of said alley; thence with the easterly margin of said alley, southwardly 50 feet to the corner of Lots 2 and 3; thence with the dividing line between said Lots 2 and 3 eastwardly 136.9 feet; thence continuing with said line, in a northeasterly direction 269.2 feet to the point of beginning.
>
> Being the same property conveyed to Gary D. Springer and Judith A. Springer by deed from John R. Chapman and wife, Deloris M. Chapman of record in Book 7583, page 939 and rerecorded in Book 7594, page 679, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 1997 Taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Book 421, page 153, said Register's Office.
3. Any and all visible easements on and across said property.
4. Subject to any and all building and zoning regulations of City, County and State.

97 MAY 28 AM 8:56
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0309072
IDENTIFICATION REFERENCE

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as: 2637 Grandview Avenue, Nashville, TN 37211.

WITNESS OUR HANDS THIS 22ND DAY OF MAY, 1997 IN FRANKLIN, TENNESSEE.

GARY D. SPRINGER

JUDITH A. SPRINGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Gary D. Springer and Judith A. Springer,** the within named bargainor(s) with whom I am personally acquainted and who acknowledge that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22nd day of May, 1997 in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 22nd day of May, 1997, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-3-98

05/28 0101 03CHECK 564.00

TNJ/5997.9700/ML

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

RECEIVED OF _____

FOR _____

BOOK 10468 PG 362

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

05/28/97 01 08:58 0001 5663

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0309072
IDENTIF. # REFERENCE

97 MAY 28 AM 8:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 115[illegible]