This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
302 Public Square
Franklin, TN 37064

Map & Parcel No. 150-4-66

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Knutson Mortgage Corp.	Portia Willis	
3001 Metro Drive	3541 Shakertown Rd	
Suite 300	Antioch, TN 37013	
Bloomington, MN 55425		

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the grantee's assumption of a mortgage indebtedness in favor of KNUTSON MORTGAGE CORPORATION of record in Book 7568, page 939, and assignments of record in Book 7714, page 387, Book 7714, page 387, and Book 9498, page 745, Register's Office of Davidson County, Tennessee, JEANNE K. SPEARS formerly JEANNE K. HESTER, a married person, have bargained and sold and by these presents do transfer and convey unto PORTIA WILLIS, her heirs and assigns forever, the following described property, to wit:

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 No. 101 on the Plan of "The Country" Section Seven-B of record in Plat Book 6259, page 505, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jennifer A. Hester and Jeanne K. Hester by Deed from Walter F. Dinse, Jr. and wife, Karen Dinse of record in Book 9262, page 381, Register's Office for Davidson County, Tennessee. Jennifer A. Hester conveyed her interest in said property to Jeanne K. Hester by Quitclaim Deed of record in Book 9745, page 328, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Deed of Trust dated June 6, 1988, executed by Charles A. Poole and wife, Mary L. Poole, in favor of Leader Federal Mortgage, Inc. dated June 6, 1988 and recorded June 10, 1988 at 9:13 a.m. in Book 7568, page 939, Register's Office of Davidson County, Tennessee to secure the payment of a promissory note in the principal sum of $101,412.00 payable as therein specified together with any terms, conditions, limitations, or restrictions recited therein. Assignments of record in Book 7714, page 386, Book 7714, page 387, Book 9498, page 745, Register's Office for Davidson County, Tennessee.

2. 1997 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

3. All matters as shown on the Plan of Section Seven-B "The Country" as shown of record in Plat Book 6250, page 505,, Register's Office of Davidson County,Tennessee.

4. Restrictive covenants of record in Book 6594, page 639, Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

JEFF SPEARS, husband of JEANNE K. SPEARS, joins in the execution of this instrument to convey all his right, title and interest he may have in subject property by virtue of his marriage to JEANNE K. SPEARS.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 28th day of May, 1997.

Jeanne K Spears
JEANNE K. SPEARS

Jeff B. Spears
JEFF SPEARS

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 JEANNE K. SPEARS and husband, JEFF SPEARS, the bargainors, 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 seal, at office, on this 28th day of May, 1997.

Stephanie A. Glenn
Notary Public

My Commission Expires:
11-18-97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $108,928.36.

Porter Wills
Affiant

Sworn to and subscribed before me on this the 28th day of May, 1997.

Stephanie A. Glenn
Notary Public

My Commission Expires:
11-18-97

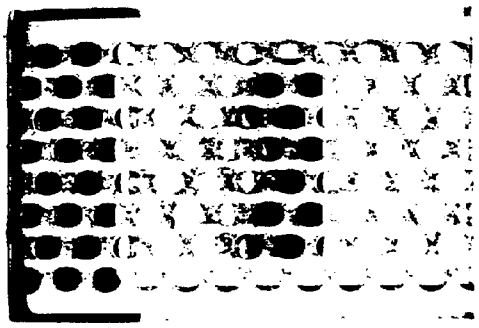
STEPHANIE A GLENN NOTARY PUBLIC AT LARGE

97 MAY 30 AM 10:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0310031
IDENTIF. & REFERENCE

6708 05/30 0101 03CHECK 412.04

MAIL ENV.



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

RECEIVED OF _____

FOR _____

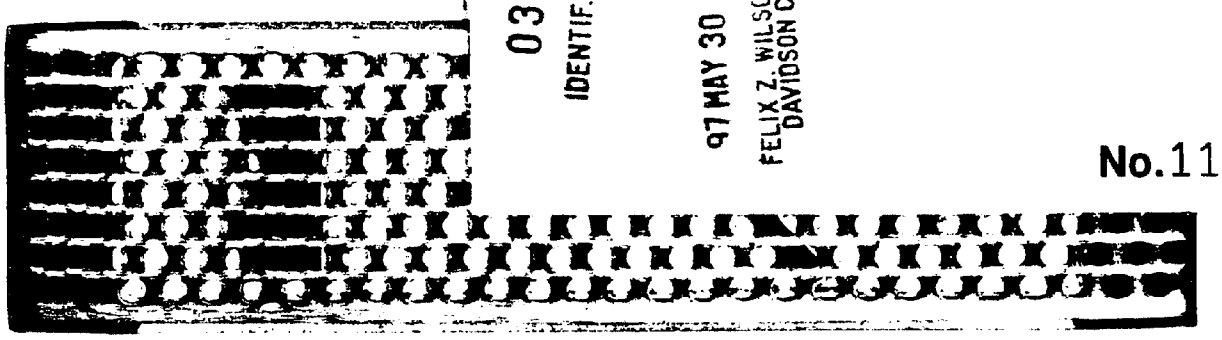
BOOK 10471 PG 946

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
108928.36
CON TX 403.04
PRFEE 1.00
MDEED 8.00
TOTAL 412.04
CHECK 412.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
05/30/97 01 10-26 0001 6708



03 I 0037
IDENTIF. & REFERENCE

97 MAY 30 AM 10: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1156665