WARRANTY DEED

BOOK 10492 PG 797

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Stephanie S. Spicher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 19 97.

Notary Public

MY COMMISSION EXPIRES: 10/13/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mortgage Escrow Company, 232 Heritage Park Drive, #102, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew K. Spicher (NAME)	First Republic Mortgage (NAME)	83-03-172
1108 Riverside Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Doris M. Jones, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew K. Spicher and wife, Stephanie S. Spicher

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:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Doris M. Jones, a single person by deed from Claude E. Pinkston and James C. Pinkston, being the only heirs-at-law of Marcil Pinston, deceased of record in Book 6108, page 159, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

97 JUN 16 AM 9:31
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
03160048

unimproved ( )
This is improved ( ) property, known as 1108 Riverside Drive, Nashville, TN 37206
(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 my hand this 21st day of May 19 97

Doris M. Jones
Doris M. Jones

BOOK 10492 PG 798

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris M. Jones, a single person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Lebanon, Tennessee, this 21st day of May, 19 97.

My commission expires 10/13/97

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

EXHIBIT "A" BOOK 10492 PG 799

LAND in Davidson County, Tennessee, being Lot "A" in BOETHIOUS SUBDIVISION of Lots 8, 9 and 10 on CARVER'S SUBDIVISION, in W. S. Ashworth's Subdivision of certain lots in the Plan of Brownsville, described as follows:

BEGINNING at a point in the westerly margin of Riverside Drive 110 feet southwardly along the west margin of Riverside Drive from the south margin of Greenwood Avenue; running thence westwardly along the south boundary of the lot conveyed by Hugh E. Burton to Hubert Williams, 128 feet to a stake in the eastern margin of the right-of-way of the Lewisburg and Northern Railroad, said point being the southwest corner of said lot conveyed by Burton to Williams and measuring along the easterly margin of said right-of-way which is 144 feet, more or less, southeastwardly from the intersection of said right-of-way with Greenwood Avenue; running thence with the eastern margin of said railroad right-of-way southwardly 50.33 feet to a point; thence eastwardly 111.4 feet to a point in the west margin of Riverside Drive; thence along the west margin of Riverside Drive northwardly 46.66 feet to the beginning.

3206 06/16 0101 03CHECK 250.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10492 PG 800

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 67000.00
				CON TX 247.90
				PRFEE 1.00
				PRFEE 1.00
				ERR CO
				PRFEE 1.00-
				WDEED 12.00
				TOTAL 260.90
				CHECK 260.90
			06/16/97 01	09:34 0001 3206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0316048 IDENTIF. # REFERENCE

97 JUN 16 AM 9:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1163092