File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BK/PG 10652/815

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14926

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CHRISTOPHER SPYRIDON (NAME)	NEW OWNER (NAME)	104-16
2119 19th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	23
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2412345

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, MARY ALISON RUSSELL FERRELL, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER SPYRIDON, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the southerly 55.0 feet of Lot No. 26 on the Plan of (Revised) Geo. W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 26 fronts 55.0 feet on the westerly side of 19th Avenue, South, formerly Alpine Avenue, and runs back between parallel lines with the northerly margin of an alley, 189.0 feet to an alley in the rear.

Being the same property conveyed to Mary Alison Russell, unmarried by deed from Kenneth Wallace, unmarried of record in Book 9801, page 528, said Register's Office. Mary Alison Russell has since married.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Plat Book 332, page 117, said Register's Office.

Lee Ferrell, spouse of Mary Alison Russell Ferrell, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Mary Alison Russell Ferrell.

IDENTIF. ↑ REFERENCE 0361193

97 OCT 21 AM 10:30
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

2214 10/21 0101 03CHECK 660.20

unimproved ( )
This is improved (XX) property, known as 2119 19th Avenue South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of October, 19 97

Mary Alison Russell Ferrell
MARY ALISON RUSSELL FERRELL

Lee Ferrell
LEE FERRELL

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ALISON RUSSELL FERRELL, AND HUSBAND, LEE FERRELL

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of October 19 97

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 97.

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ~~MARY ALISON RUSSELL FERRELL,~~ MARRIED

TO ~~CHRISTOPHER SPYRIDON, UNMARRIED~~

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10652 PG 817

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

176000.00

CON TX 651.20

PRFEE 1.00

WDEED 8.00

TOTAL 660.20

CHECK 660.20

10/21/97 01 10:32 0001 22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

036193

IDENTIF. ↑ REFERENCE

97 OCT 21 AM 10:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1211493