WARRANTY DEED

BOOK 10774 PG 297

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 68,000.00

Barbara Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 98

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tisha C Brewer
Notary Public

COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

MAP THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBARA BEAN	NEW OWNER	MAP & PARCEL
(NAME)	(NAME)	
2708 GEAR STREET		72-9-216
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(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, MARGARET ELIZABETH OWENS SPAIN, LAMBERT, UNMARRIED,

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

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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Bush Spains Subdivision of part of Zack Stull Lands, as of record in Book 161, page 129, Register's Office for said County.

Said Lot No. 21 fronts 55 feet on the westerly side of Gear Street and runs back 171 feet on the northerly line and 173.5 feet, more or less, on the southerly line to the easterly right-of-way line of the L & N Railroad, measuring 55 feet thereon.

Being the same property conveyed to Archie G. Spain and wife, Margaret Owens Spain by deed from W.A. McWhirter and wife, Mary E. McWhirter, of record in Book 4500, page 777, Register's Office for Davidson County, Tennessee. Being further conveyed to Margaret Elizabeth (Owens) Spain by quitclaim deed from Archie G. Spain, of record in Book 5294, page 515, said Register's Office.

Margaret Elizabeth Owens Spain Lambert is one and the same person as Margaret Elizabeth Owens Spain.

The mailing address for the above referenced property is 2807 Gear Street, Nashville, TN 37216, according to the postal authority. All legal documentation in the Courthouse of said County references this property as 2708 Gear Street, Nashville, TN 37216. These two addresses are one and the same.

unimproved ( )
This is improved (X) property, known as 2708 GEAR STREET, NASHVILLE, TN 37216
(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 27th day of January 19 98

MARGARET ELIZABETH OWENS SPAIN, LAMBERT, UNMARRIED

Margaret Elizabeth Owens Spain Lambert

BOOK 10774 PG 298

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned LAMBERT, a Notary Public in and for said County and State, the within named MARGARET ELIZABETH OWENS SPAIN/ UNMARRIED

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 BRENTWOOD, Tennessee, this 27th day of January, 98

Commission expires 7/25/98

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____

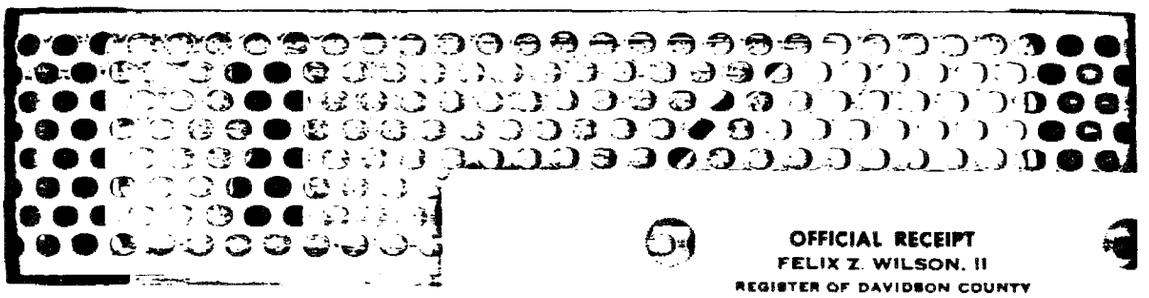
_____
Notary Public

98 JAN 30 AM 8:45

RECEIVED FOR REFERENCE

98 1395152

7467 01/30 0101 03CHECK 260.60



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

RECEIVED OF _____

FOR _____

BOOK 10774 PG 299

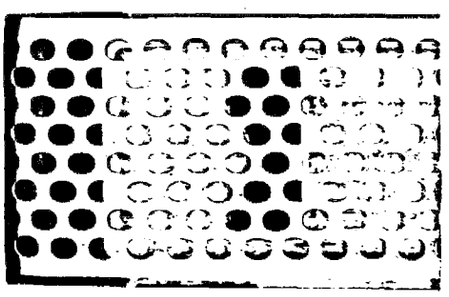
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

01/30/98 01 08:51 0001 7467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0395152
IDENTIFICATION REFERENCE

98 JAN 30 AM 8:45

REGISTER
DAVIDSON CO. TN

No. 1248044