WARRANTY DEED

BOOK 1C863 PG 270

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 1/30/2001
(AFFIX SEAL)

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, 200 Fourth Avenue, North, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecilia D. Meador (NAME)	Michael & Timothy Spangenberg (NAME)	MAP 76-0
4673 Chandler Road (ADDRESS)	4673 Chandler Road (ADDRESS)	PARCEL 49
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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, Robert Wayne OQuin, a/k/a Robert Wayne O'Quin, and Stacey OQuin, a/k/a Stacey O'Quin, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecilia D. Meador and Michael G. Spangenberg and Timothy A. Spangenberg, as joint tenants with the right of survivorship

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

0519207
IDENTIFICATION REFERENCE

98 MAR 31 PM 3:43
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4673 Chandler Road, Hermitage, Tennessee 37076
(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 our hand s this 31st day of March 19 98.

Robert Wayne O'Quin by Caroline H. O'Quin

Robert Wayne OQuin, by Caroline H. O'Quin, Attorney in Fact by Power of Attorney**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named STACEY OQUIN, a/k/a STACEY O'QUIN, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 1998.

Notary Public

My Commission Expires: 1/30/2001

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, CAROLINE H. O'QUIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT WAYNE OQUIN, a/k/a ROBERT WAYNE O'QUIN and ROBERT W. O'QUIN and who acknowledged that she executed the same as the free act and deed of ROBERT WAYNE OQUIN, a/k/a ROBERT WAYNE O'QUIN and ROBERT W. O'QUIN.

Witness my hand and official seal this 31st day of March, 1998.

Notary Public

My Commission Expires: 1/30/2001

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

EXHIBIT A

A tract of land in the 4th Civil District of Davidson County, Tennessee, being a portion of Tract #2, designated as Tract #3, located on Chandler Road, being described as follows:

Beginning at a point in the center of the Mt. Juliet to Tulip Grove Road, known as Chandler Road, in the line of Ethridge corner of cross (marked by a corner post and an iron pin on the south side of Road), running with cross South 7 deg. 30 min. East 872.1 feet at a corner post in the line of Hayes corner of cross; thence with Hayes North 81 deg. 30 min. West 186.5 feet to an iron pin in fence line; thence leaving Hayes and with the new East line of the remainder of old Tract #2, North 4 deg. 15 min. West 492.0 feet to an iron pin on the east side of small branch with 6 inch Hackberry Tree, pointer blazed with 4 hacks; thence North 5 deg. 45 min. West 328.1 feet (passing an iron pin in drain on south side of road at 300 feet) to the center of Chandler Road; thence with the center of road, North 81 deg. 15 min. East 141.2 feet to the point of beginning, and containing 3.04 acres, more or less.

Being the same property conveyed to Robert Wayne OQuin and wife, Stacey OQuin by deed from the Secretary of Veterans Affairs of record in Book 8504, page 949, said Register's Office. The said Robert Wayne OQuin, also known as Robert Wayne O'Quin, and Stacey OQuin, also known as Stacey Shirley O'Quin, have since divorced as evidenced by Final Decree of Divorce, Case No. 96D-3029, Circuit Court for Tennessee, 20th Judicial District, at Nashville.

Robert Wayne OQuin, Robert Wayne O'Quin and Robert W. O'Quin are one and the same person.

3311 03/31 0101 OFFICE: 573.83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10863 PG 273

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
145900.00
CON TX 539.83
PRFEE 1.00
WDEED 12.00
TOTAL [illegible]
OTHER [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/98 01 15:45 0001 3311

98 MAR 31 PM 3:43

04152071

No. 1273578