BOOK 10971 PG 29

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 94,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June 1998

Notary Public

My Commission Expires: 9-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL JARED WORKMAN 1908 Eastside Avenue Nashville, Tennessee 37206	SUNTRUST BANK, NASHVILLE, N.A. P.O. Box 305110 Nashville, Tennessee 37230	MAP 94-2 PARCEL 183

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FOUR THOUSAND AND NO/100---------- ---------- ($ 94,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, KEITH LUSK SPAIN, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL JARED WORKMAN AND WIFE, ERIN RENE WORKMAN 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:

BEING part of Lot No. 21 on the Map of United Electric Railway Company's Addition of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

BEING the easterly 43.0 feet of said Lot No. 21, fronting 43.0 feet on the southerly side of Eastside Avenue, formerly Ashworth Avenue, and running back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Keith Lusk Spain by deed from Daniel W. Kinney, Jr. and Jeffrey F. Angle, both unmarried, of record in Book 10316, page 490, Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE 044856 3

98 JUN 10 AM 11:07

FELIX E. [illegible] REGISTER DAVIDSON COUNTY, TN.

This is improved property known as 1908 Eastside Avenue, Nashville, Tennessee 37206

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of United Electric Railway Company's Addition of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of June, 19 98.

Keith Lusk Spain
KEITH LUSK SPAIN
By Karen Hoff Atty in Fact

BOOK 10971 PG 30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

_____
Notary Public

8634 06/10 0101 03CHECK 356.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Karen Hoff, to me known to be the person who executed the foregoing instrument in behalf of Keith Lusk Spain and acknowledged that she executed the same as the free act and deed of the said Keith Lusk Spain.

WITNESS my hand and seal this 5th day of June, 1998.

Notary Public

My commission expires: 9/29/2001

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 10971 PG 31

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 94000.00	
			CON TX 347.80	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 356.80	
			CHECK 356.80	
06/10/98	01		11:06 0001 8634	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0448563
IDENTIF. & REFERENCE

98 JUN 10 AM 11:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1304520