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 $ 44,000.00

Rebecca L. Wingo
Affiant

Subscribed and sworn to before me, this 10th day of June 1998

Notary Public

My Commission Expires: 9-24-2001

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

BOOK 10974 PG 599

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
REBECCA L. WINGO 800 Boscobel Street Nashville, Tennessee 37206	Rebecca L. Wingo 870 Pinnacle Hill Road Kingston Springs, TN 37082	MAP 82-16 PARCEL 334

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FOUR THOUSAND AND NO/100---------- ($ 44,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, SPAIN ENTERPRISES, LLC

hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto REBECCA L. WINGO, UNMARRIED hereinafter called the Grantee___, her 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" FOR LEGAL DESCRIPTION

98 JUN 12 AM 9:52

04499678

9850 06/12 0101 03CHECK 175.80

This is improved property known as 800 Boscobel Street, 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 GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that it 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 Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s itself, its successors and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of June, 19 98, as the duly authorized representative of the herein named Grantor.

SPAIN ENTERPRISES, LLC

by: _____

Title: General Manager

BOOK 10974 PAGE 600

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 Arthur C. Spain with whom I am personally acquainted and who upon his oath acknowledged himself to be the General Manager of SPAIN ENTERPRISES, LLC the within named bargainor, and corporation, and that he as such General Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Arthur C. Spain as such General Mananger

Witness my hand and official seal this 10th day of June, 1998.

My Commission Expires: September 29, 2001

_____
Notary Public

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

EXHIBIT "A"

LEGAL DESCRIPTION

BOOK 10974 PG 601

Land in Davidson County, Tennessee, being Lot No. 123 and the northwest corner of Lot No. 124 on the map of William's Addition to Edgefield, of record in Book 21, page 45, Register's Office for said County and described according to a survey thereof made April 21, 1945 by S. R. Sanford, Jr. as follows:

Beginning at the southeast intersection of South 8th Street and Boscobel Street, the northwest corner of Lot No. 123; thence, with the easterly margin of South 8th Street, southerly 175 feet to a 20-foot alley; thence, with the margin of the same, easterly 50 feet to a stake at the corner of Lots No. 123 and 124; thence, with the line between said lots, northerly 81.25 feet to a stake; thence, northerly, leaving the line between said lots, passing the corner of the house, 47.8 feet to a cut in the outside edge of a sidewalk; thence, along the east line of the sidewalk, northerly 47.25 feet to the southerly margin of Boscobel Street, said point being 11.25 feet east of the line between Lots No. 123 and 124; thence with the South line of Bocobel Street, westerly 61.25 feet to the point of beginning.

Being the same property conveyed to Spain Enterprises, LLC, by deed from F. B. Murphy, Jr., Trustee, of record in Book 10925, page 241, Register's Office of Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10974 PG 602

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	44000.00
			CON TX	162.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	175.80
			CHECK	175.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/98 01 09:51 0001 9850

98 JUN 12 AM 9:51

0449678

IDENTIF. & REFERENCE

DAVIDSON COUNTY, TN.

No. 1305725