0530663

IDENTIF. & REFERENCE

FROM: BEATRICE L. SPEARS A/K/A
LILLIAN BEATRICE SPEARS

98 DEC 30 PM 12:51

REGISTER

TO: CARL PRUITT AND DEBBIE LENTZ

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Carl Pruitt and Debbie Lentz	SAME	Map 41-4
4048 Matilda Street		
Nashville, Tennessee 37207		Parcel 14

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $97,500.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 1998.

NOTARY PUBLIC

My Comm. Expires: 1/27/2001

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Beatrice L. Spears a/k/a Lillian Beatrice Spears, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Carl Pruitt and Debbie Lentz, hereinafter called "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. 14 on the Plan of Dalemere Subdivision, Section One, as of record in Book 2900, page 35, Register's Office for said County.

Said Lot No. 14 fronts 101.57 feet on the westerly side of Matilda Street and extends back 327.38 feet on the northerly line and 354.15 feet on the southerly line to a dead line, measuring 140 feet thereon.

Being the same property conveyed to Johnny T. Spears and wife, Beatrice L. Spears, by deed from William J. Marett, Jr., Trustee, of record in Book 8680, page 30, Register's Office for said County, the said Johnny T. Spears having since died.

Johnny T. Spears, Johnny J. Spears and John Thomas Spears are one and the same person.

The above described property is conveyed subject to the following:

1. All matters as shown on the Plan of record in Book 2900, page 35, said Register's Office.

2. Sanitary sewers and/or storm drainage easement of record in Book 6196, page 561, said Register's Office.

3. Restrictive covenants contained in instrument of record in Book 2960, page 222, said Register's Office.

This is improved property known as 4048 Matilda Street, Nashville, Tn. 37207.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 22nd day of December, 1998.

Beatrice L Spears AKA Lillian Beatrice Spears

Beatrice L. Spears a/k/a Lillian
Beatrice Spears

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beatrice L. Spears a/k/a Lillian Beatrice Spears, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Franklin, Tennessee, this the 22nd day of December, 1998.

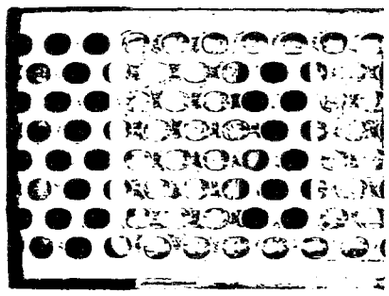
Carol R Kuwin

NOTARY PUBLIC

My Commission Expires: 1/27/2001



6309 12/30 0101 03CHECK 371.75



OFFICIAL RECEIPT

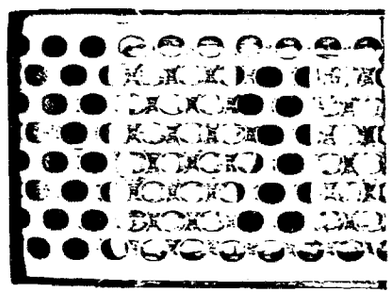
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE



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IDENTIF. ↑ REFERENCE

98 DEC 30 PM 12:51

REGISTER
DAVIDSON COUNTY, TN.

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CHECK 371.75

12/30/98 01 12:48 0001 83/9

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403620