File Box-9B
First Title & Escrow Co., Inc.
#16439

BOOK 11483 PG. 71

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Shawn McSpadden	Southern Capital Resources, Inc.	MAP 132-5
(NAME)	(NAME)	
919 Coral Road	100 Century Park So., Ste. 200	PARCEL 115
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Birmingham, AL 35226	
(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, Eugene Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Shawn McSpadden and wife, Laura C. McSpadden

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. 50 on the Plan of Glendale Park, Section 2, of record in Plat Book 1130, page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eugene Collins, unmarried, by deed from William C. Hart, unmarried, of record in Book 10382, page 813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1130, page 61; all of record in the Register's Office for Davidson County, Tennessee.

I, Lisa Dawn Collins, wife of Eugene Collins, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Michael Shawn McSpadden and wife, Laura C. McSpadden, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

unimproved ( )
This is improved (X) property, known as 919 Coral Road, Nashville, Tennessee 37204
(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 12th day of May 19 99

Eugene Collins

Lisa Dawn Collins by Eugene Collins atty-in-fact

Lisa Dawn Collins by her Attorney-in-Fact Eugene Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene Collins

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee, this 12th day of May 19 99.

Commission expires:

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMS~~SON Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Eugene A. Collins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Lisa Dawn Collins, the within named bargainor, and that he as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lisa Dawn Collins, the bargainor, by the said Eugene A. Collins as such Attorney in Fact.

Witness my hand and official seal at office at ~~Brentwood~~ Nashville, Tennessee on this the 19th day of March, 1999.

Notary Public

My Commission expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEP [illegible]

WARRANTY DEED

FROM

Eugene Collins

TO

Shawn McSpadden and wife, Laura McSpadden

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

RECEIVED FOR REFERENCE
99 MAY 18 AM 11:16
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

7287 05/10 0101 02CHF.CK 11.00
90

058234

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11483 PG. 73

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

0588234

99 MAY 18 AM 11:16

DAVIDSON COUNTY, TN.

DAMT
297000.00
CON TX 1098.90
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 1109.90
CHECK 1109.90

05/18/99 01 11:20 0001 7387

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462007