BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00 Ronald R. Spann Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 1999. Lee A Cohen Notary Public MY COMMISSION EXPIRES: NOVEMBER 27, 1999. (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD R. SPANN	SAME	29-164
(NAME) 3654 FORTE ROAD	(NAME)	
(ADDRESS) JOELTON, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES EDWARD SPANN, JR., SHERRY RUTH DEMARCUS, MICHAEL LEON SPANN, RONALD RAY SPANN AND DENNIS DEWAYNE SPANN, BEING ALL THE HEIRS AT LAW OF LILA RUTH SPANN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD R. SPANN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS 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, located in the 14th District of said County, being a 2 acres tract in the Orand's 20 acres tract acquired by Orand December 1, 1945:

Beginning at a point in the center of Forte Road, being the N. W. corner of the Ernest Anderson tract, and extending N. 1° 30' E. 137 feet to another point in the center of Forte Road; thence S. 88° 30' E. 660 feet to a point in the western line of the Armstrong property; thence along the line of the Armstrong property S. 1° 30' W. 73 feet to a point in said Armstrong property line; thence along the Armstrong property line, S. 16° W. 67 feet to a point in said Armstrong property line, and the northeast corner of the Ernest Anderson Tract; thence along the north line of the Ernest Anderson Tract, N. 88° 30' W. 640 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to James E. Spann, Sr., and wife, Lila Ruth Spann by deed from Fred E. Gibbs amd wife, Hilda H. Gibbs of record in Book 5034, page 426, Register's Office for Davidson County, Tennessee. James E. Spann, Sr. having since died intestate leaving Lila Ruth Spann as surviving tenant by the entirety. Lila Ruth Spann has since died intestate, leaving James Edward Spann, Jr., Sherry Ruth DeMarcus, Michael Leon Spann, Ronald Ray Spann and Dennis DeWayne Spann as her sole heirs at law.

See Administration of the Estate of Lila Ruth Spann, Probate Court for Robertson County, Tennessee, Bearing Docket #14655.

This conveyance is subject to any and all easements, restrictions and conditions of record which may affect said property.

See Affidavit of Heirship being recorded simultaneously herewith.
This is not the principal residence of the grantors herein.
1999 taxes have been prorated and assumed by the grantees herein.

Unimproved ( )
This is improved(X) property, known as **3654 FORTE ROAD, JOELTON, TN 37080**
(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 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 26th day of October, 1999.

James E. Spann Jr.
JAMES EDWARD SPANN, JR.

Sherry Ruth DeMarcus
SHERRY RUTH DEMARCUS

Michael L Spann
MICHAEL LEON SPANN

Dennis DeWayne Spann
DENNIS DEWAYNE SPANN

Ronald Ray Spann
RONALD RAY SPANN

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 **JAMES EDWARD SPANN, JR., SHERRY RUTH DEMARCUS, MICHAEL LEON SPANN, RONALD RAY SPANN AND DENNIS DEWAYNE SPANN,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 26th day of October, 1999.

Commission expires: November 27, 1999.

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Lee A Cohen
Notary Public

06507783
REFERENCE
99 OCT 26 PM 3:13
REGISTER
DAVIDSON COUNTY, TN.
4302 10/26 0101 03CHECK 270-00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11718 PAGE 469

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

0650783

REFERENCE

99 OCT 26 PM 3:13

REGISTER
DAVIDSON COUNTY, TN.

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	270.00
CHECK	270.00

10/26/99 01 15:18 0001 4302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1532080