Box 2

Instr:200007060067182 Page: 1 OF 2
REC'D FOR REC 07/06/2000 2:11:32PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $558.70

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 151000.00

Eddy Spain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF June, 2000

Catherine R Vass
Notary Public

MY COMMISSION EXPIRES: 5-30-2004
(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
EDDY SPAIN (NAME)	JEFFERSON HERITAGE MORTGAGE (NAME)	MAP 156-2
604 HARPETH KNOLL ROAD (ADDRESS)	3100 WEST END AVE. #530 (ADDRESS)	PARCEL 30.00
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37203 (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, DANIEL K. MAHANEY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDDY SPAIN AND WIFE, OLGA V. SPAIN

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. 398 on the Plan of Harpeth Valley Park, Section 3 as of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel K. Mahaney and wife, Maria De Jesus Mahaney by deed from Mark W. Deicher and wife, Kathleen Mary Kleinhenz Deicher of record in Book 8948, Page 966, Register's Office for Davidson County, Tennessee. The said Maria De Jesus Mahaney having since quitclaimed to Daniel Keith Mahaney for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed 12/16/94 in the 4th Circuit Court for Davidson County, Tennessee; Docket No. 94D4345.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of Harpeth Valley Park, Section 3, of record in Plat Book 4175, page 15; Restrictive covenants contained in instrument of record in Book 4237, page 179; all of record Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 604 HARPETH KNOLL ROAD, NASHVILLE, TN 37221
(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 28th day of June, 2000

DANIEL K. MAHANEY

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 DANIEL K. MAHANEY, UNMARRIED 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, Tennessee, this 28th day of June, 2000.

Commission expires 5-30-2004

Notary Public

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath(s) acknowledged to be respectively of the and 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 at office at on this the day of .

My commission expires

Notary Public

WARRANTY DEED

FROM

DANIEL K. MAHANEY

TO

EDDY SPAIN AND WIFE, OLGA V. SPAIN

RETURN TO:

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