ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Thomas E. Spencer, Jr. (NAME)	Mercantile Mortgage Company (NAME)	120
6506 Thunderbird Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	4
Nashville, Tenn. 37209 (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri (CITY) (STATE) (ZIP CODE)	13

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Donald L. Michael and wife, Janet L. Michael

have bargained and sold, and by these presents do transfer and convey unto the said Thomas E. Spencer, Jr., and wife, Donna C. Spencer

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1313 in the Plan of Charlotte Park, Section 18, as of record in Book 3600, Pages 51 and 52, Register's Office for said County, to which said plan reference is here made for a more complete description.

Being the same property conveyed to Donald L. Michael and wife, Janet L. Michael by deed from Elmer Ray Potts and wife, Lois E. Potts, as of record in Book 5313, page 498, Register's Office for said County.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 3765, page 130, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6506 Thunderbird Drive (House Number) (Street)

Nashville, Tennessee 37209

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 7th day of May, 19 79.

Donald L. Michael

Janet L. Michael

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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 Donald L. Michael and wife, Janet L. Michael

the bargainor ____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ____ day of May, 19 79.

My commission expires 7-30-80 Notary Public ____

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Thomas E Spencer

Sworn to and subscribed before me
this 9th day of May, 19 79.

My commission expires 7-30-80 Notary Public ____

This instrument was prepared by:

Rick M. Johnson, Attorney, Suite 1112 Parkway Towers, Nashville, Tenn. 37219
Name Address

1704 05/18 141.52 CHECK
WARRANTY DEED
FROM
TO

F. 28530
IDENTIF. REFERENCE
MAY 10 8 50 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			52750.00- CO	
			137.02 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 141.52-	
1704A05/10/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 8 5 3 0

IDENTIF. REFERENCE

MAY 10 8 50 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 682872