, Kelley, Herbert & Crawford
Floor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-10-142	Louis O. Spencer Joan Spencer	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 020949-0
9D-63004	212 Colt Drive	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

Charles E. Birmingham and wife, Robbie Sue Birmingham hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Louis O. Spencer and wife, Joan Spencer

hereinafter called the Grantee, his heirs, successors 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. 139 on the Plan of Stacy Square, Section 4, as of record in Book 4460, Page 12, Register's Office for said County.

Said Lot 139 begins at a point on the southeast margin of Colt Drive being a common point of Lots 139 and 140; thence southeasterly 171.2 feet to a point; thence northerly 41.9 feet to a concrete monument; thence north 72.0 feet to a concrete monument; thence northwesterly 95.5 feet to a point on the northeast margin of Colt Drive; thence along Colt Drive, 80.00 feet to the point of beginning.

Being the same property conveyed to Charles E. Birmingham and wife, Robbie Sue Birmingham, by deed from C & S Builders, Inc., a Tennessee Corporation, as of record in Book 4561, Page 797.

This conveyance is made subject to restrictions of record in Book 4504, page 406.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of September, 19 79

Charles E. Birmingham

Robbie Sue Birmingham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5499 PAGE 908

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Charles E. Birmingham and wife, Robbie Sue Birmingham

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

Witness my hand and official seal at Nashville, Tennessee, this, the 12th day of September, 1979.

My commission expires: 7-16-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 42,900.00

x Louis O. Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 1979

MY COMMISSION EXPIRES 7-16-82 (AFFIX SEAL)

Notary Public

F-52428

WARRANTY DEED

FROM Charles E. Birmingham, Robbie Sue Birmingham

TO Louis O. Spencer, Joan Spencer

IDENTIF. REFERENCE

SEP 18 9 36 AM '79

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5499 PAGE 909

RECEIVED OF _____

FOR _____

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4250.00-	CO
			111.54	CO TX
			.50	PRFEE
			.00	MFEE
			CHECK	111.04-

21054809/18/7[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-52428

IDENTIF. REFERENCE

SEP 18 9 36 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 712383