THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 320 GALLATIN ROAD, MADISON, TENNESSEE 37115

BOOK 5639 PAGE 789

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROSA ELIZABETH CARPENTER	MORTGAGE ASSOCIATES, INC.	95-11-93
(NAME)	(NAME)	
413 WANDA DRIVE		3DZ-8240
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100------------------------------------
--------------------------($10.00)-- *Dollars,*

cash in hand paid by the grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of the indebtedness payable to MORTGAGE ASSOCIATES, INC., and secured by a deed of trust executed by William H. Spangler and wife, Mildred Dianne Spangler, of record in Book 5001, page 959, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee hereby agrees to assume and promises to pay;

We, WILLIAM H. SPANGLER and wife, MILDRED DIANNE SPANGLER, hereinafter called the grantors,
have this day bargained and sold, and do hereby transfer and convey unto the said ROSA ELIZABETH CARPENTER,
the grantee herein, her
XXXXXXXXXXXXXXXXXXXX*heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Cloverdale as of record in Book 2133, page 9, said Register's Office, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to WILLIAM H. SPANGLER and wife, MILDRED DIANNE SPANGLER, by deed from LAURA R. BATES, of record in Book 5001, page 959, Register's Office for said County.

This conveyance is made subject to restrictive covenant of record in Book 2094, page 87, setback lines, easement and other such limitations as shown on Plan of record in Book 2133, page 9, said Register's Office.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ ROBERTSON
The actual consideration or value whichever is greater, for this transfer is $ 38,5—
Subscribed and sworn to before me, this the 19 day of August 19 80
Jerry C. Gregory
Affiant
My commission expires: Sept 4, 1984 (Affix Seal)
Dee A. Collin
Notary Public

This is ~~unimproved~~ improved ( ) property, known as 413 WANDA DRIVE, NASHVILLE, TENNESSEE
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee her XXXXXXXXXX *heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee her XXXXXXXXXX *heirs 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.

Witness our hands this 14 *day of* August *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William H. Spangler
(William H. Spangler)

Mildred Dianne Spangler
(Mildred Dianne Spangler)

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Robertson }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* William H. Spangler and wife, Mildred Dianne Spangler

*the within named 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 Springfield *Tennessee,*
this 14 *day of* August, *19* 80

Jerry C. Gregory *Notary Public*

Commission expires Sept. 1, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

6800

WARRANTY DEED

FROM

WILLIAM H. SPANGLER ET UX

TO

ROSA ELIZABETH CARPENTER

G 0 3 3 9 5

mail
enw.

IDENTIF. REFERENCE

AUG 20 9 52 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

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

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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
			38500.00- CO	
			100.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	106.60-
6860A08/20/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G03395

T
IDENTIF. REFERENCE

AUG 20 9 52 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 774900