This instrument prepared by Lawrence D. Wilson, Attorney at Law, North Harding Mall, Nashville, TN 37211

WARRANTY DEED Mail

BOOK 5664 PAGE 282

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Camille M. Rucker (NAME)	Johnson & Associates Mortgage Co. (NAME)	72-6
5436 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7565-A (STREET ADDRESS)	322
Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama 35223 (CITY) (ZONE) (STATE)	15DZ 7895

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and 00/100 - - - - - - - - - - - - - - - - Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by the Grantee of a certain first mortgage indebtedness owed to Johnson & Associates Mortgage Co. in the principal sum of Twenty Seven Thousand Sixty Two Dollars and eighty four ($27,062.84) Cents, secured by a Deed of Trust executed to J. C. Rencarge, Trustee, recorded at Book 5371, page 75, and the assumption of second mortgage indebtedness owed to Louis Mueller in the original principal sum of Forty Five Hundred ($4,500.00) Dollars, secured by a Deed of Trust executed by Kenneth H. Gatlin and Clyde Spencer to Douglas R. Berry, Trustee, of record in Book 5566, page 277.

We, Clyde Spencer and wife, Joy Spencer, hereinafter called the Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* Camille M. Rucker, hereinafter called the Grantee, her ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 1 on the Plan of Kenmore Court Subdivision, of record in Book 1835, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 63.94 feet on the westerly side of Kenmore Court and runs back on the northerly line 238.9 feet and on the southerly line 240.1 feet to a dead line on which it measures 38.5 feet.

Being the same property conveyed to Clyde Spencer by Deed from Kenneth H. Gatlin of record at Book 5640, page 924, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,500.00

Subscribed and sworn to before me, this the 10 day of October 1980

Affiant

My commission expires: 11-12-80 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 1301 Kenmore Drive, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her ..... *(successors), 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 ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 10 day of Oct., 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Clyde Spencer, Jr.

x Joy Spencer

10/14 101-50- CHECK

8155

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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,* Clyde Spencer, Jr. and wife, Joy Spencer

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 Nashville, Tennessee
this 10th *day of* October, *19* 80

Notary Public

Commission expires 11/12/80

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

WARRANTY DEED

FROM
CLYDE SPENCER, JR. and wife
JOY SPENCER,

TO
CAMILLE M. RUCKER

G. I. 2439

IDENTIF. REFERENCE

Oct 14 2 57 PM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5664 PAGE 284

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
			36500.00-	CO
			94.90	CO TX
			.50	PRFEE
			6.00	WDEED
			.20	MISC.
			CHECK	101.60-
			B135A10/14/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.2.4 3.9

IDENTIF. REFERENCE

OCT 14 2 57 PM '80

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

No. 785803