Prepared by:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN

WARRANTY DEED

BOOK 5690 PAGE 128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. C. Spain and Jennifer Spain	Fidelity Federal Savings & Loan Association	160-14B
(NAME): 5738, Brentwood Trace	401 Union Street	#38
Old Hickory Boulevard (STREET ADDRESS OR RURAL ROUTE NUMBER) Brentwood, TN 37027	(STREET ADDRESS): Nashville, TN 37219	6DU-79074
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings & Loan Association, and secured by a deed of trust of record in Book 5584, page 194, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

JOHN O. DUSCOE (UNMARRIED)

have this day bargained and sold, and do hereby transfer and convey unto the said

A. C. SPAIN and JENNIFER SPAIN

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Unit No. 5738, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, said Register's Office, and described in a Master Deed recorded in Book 5524, page 415, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants,conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is the amendment to By-Laws of record in Book 5537, page 988, and amendment to Master Deed of record in Book 5545, page 510, said Register's Office.

Being the same property conveyed to John O. Duscoe by deed from Haury & Smith Contractors, Inc. of record in Book 5584, page 191, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,900.00

Affiant

Subscribed and sworn to before me, this the 12th day of December 19 80

Notary Public

My commission expires: 2/23/81
(Affix Seal)

unimproved ( )
This is improved (X) property, known as 5738, Brentwood Trace, Brentwood, Tennessee 37027
(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 Grantees their (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, except for 1980 taxes; deed of trust in Bk.5584,p.194;plan of record in Bk.5200,p.219,revised in Bk.5200, p.230 & Bk.5200,p.261 and as set out above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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 9th *day of* December, *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.*

John O. Duscoe

John O. Duscoe

12/15 92.04- CHECK

Missouri
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ ST. LOUIS

BOOK 5690 PAGE 129

Personally appeared before me, the undersigned Sharon L. Prost, *a Notary Public in and for said County and State,* John O. Duscoe

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

Witness my hand and official seal at RCPAC, 9700 Page, Overland, MO 63132 ~~XXXXXXXX~~ *this* 9th *day of* December, *19* 80

Sharon L Prost *Notary Public*

Commission Expires August 22, 1982

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

John O. Duscoe

TO

A.C. Spain et

G 2.1.842

IDENTIF. REFERENCE

DEC 15 8 54 AM '80

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5690 PAGE 130

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
			32900.00- CO	
			85.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	92.04-
0117A	12/15/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1-8 4 2

IDENTIF. REFERENCE

DEC 15 8 54 AM '80

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

No. 797393