THIS DEED PREPARED BY:
LUCIEN DALE, ATTORNEY
Suite 205, Ambrose Building
162 Fourth Avenue, North
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5817 PAGE 398

7368

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William B. Spencer and wife, Jan Elizabeth Spencer	Fidelity Federal Savings & Loan Association	136-3-A
TH 11 Building 19 (STREET ADDRESS)	401 Union Street (STREET ADDRESS)	Parcel 95
3880 Priest Lake Drive	Nashville, Tennessee 37219	2D39675
Nashville, Tennessee 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

11/17 62.94 CHECK

For and in Consideration of the sum of SIX THOUSAND FIVE HUNDRED AND NO/100 ($6,500.00) ---------- *DOLLARS*

the receipt of which is hereby acknowledged, and the express assumption of responsibility for an existing obligation due to Fidelity Federal Savings & Loan Association in the amount of $25,769.99, pursuant to terms contained in a Deed of Trust of record in Book 5216, Page 525, Register's Office for Davidson County, Tennessee, I

have bargained and sold, and by these presents do transfer and convey unto the said William B. Spencer and wife, Jan Elizabeth Spencer, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 11, Building No. 19, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, Page 79, and Revised in Book 4460, Page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to William L. Davenport and wife, Diane K. Davenport, by deed from Barney Dale Stone, of record in Book 5319, Page 224, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,385.00

Subscribed and sworn to before me, this the 5th day of November 1981

Jan E. Spencer
Affiant

My commission expires: 4/17/1983
(Affix Seal)

Notary Public

burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, of record in Book 4651, Page 412, and amended in Book 4943, Page 692, further amended in Book 5083, Page 417, and again amended in Book 5189, Page 670, said Register's Office.

Being the same property last conveyed to Mark O. Wren and William B. Spencer by deed from William L. Davenport and wife, Diane K. Davenport, of record in Book 5379, Page 196, Register's Office for Davidson County, Tennessee.

This is improved (xx) unimproved ( ) property, known as TH 11 Building 19, 3880 Priest Lake Drive, Nashville, Tennessee 37217. (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William B. Spencer and wife, Jan Elizabeth Spencer, their *heirs and assigns, forever.*

And I *do covenant with the said* William B. Spencer and wife, Jan Elizabeth Spencer *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as hereinabove mentioned.

And I, Mark O. Wren, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William B. Spencer and wife, Jan Elizabeth Spencer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 5th *day of* November, *19* 81., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.* We, William B. Spencer and wife, Jan Elizabeth Spencer, have executed this agreement for the purpose of acknowledging our assumption of the indebtedness owing on this property.

Mark O. Wren, Grantor

William B. Spencer, Grantee

Jan Elizabeth Spencer, Grantee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Lucien Dale, a Notary Public in and for said County and State, the within named Mark O. Wren, Grantor; William B. Spencer, ~~Grantee and Jan Elizabeth Spencer, Grantee,~~

the bargainors, 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 5th day of November, 19 81.

Lucien Dale, Notary Public.

Commission Expires 4/17/1983.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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, this day of, 19.

, Notary Public.

Commission Expires.

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.

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WARRANTY DEED

FROM

MARK O. WREN

TO

WILLIAM B. SPENCER AND WIFE,
JAN ELIZABETH SPENCER

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290



IDENTIF. REFERENCE

NOV 10 9 40 AM '81

FELIX E. DILLON II REGISTER
DAVIDSON COUNTY, TENN.

G 67525

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5817 PAGE 402

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
			19365.00- CO	
			50.44 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	62.94-
7368A	11/10/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G67525

IDENTIFICATION REFERENCE

Nov 10 9 40 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852506