ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN M. SPENCER, ET UX	COLLATERAL INVESTMENT COMPANY	Map 57-9
(NAME)	(NAME)	
412 Grapevine Avenue	2100 First Avenue, North	Parcel 90
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Birmingham, Alabama 35203	11D-67965
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

BOOK 5960 PAGE 458

WARRANTY DEED

For and in consideration of the sum of Ten and----------00/100 ($10.00)---------- DOLLARS

cash in hand paid by the grantees; JOHN M. SPENCER and wife, KELLY J. SPENCER, and other good and valuable considerations, receipt of which is hereby acknowledged;

I, KATHLEEN J. WHITCOMB, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said JOHN M. SPENCER, and wife, KELLY J. SPENCER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennesssee, being the northerly part of Lot No. 15 on the Plan of MONTAGUE PARK, as of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 99.5 feet on the southerly margin of Grapevine Avenue and runs back 70.5 feet on the easterly line and 70.5 feet on the westerly line, to a line in the rear, measuring 95 feet, more or less.

Being the same property conveyed to Phillip C. Hyde and Kathleen J. Whitcomb, by deed from Floyd O. Mays and wife, Kathleen M. Mays, of record in Book 4979, Page 149, said Register's Office; the said Phillip C. Hyde, a single man, having since conveyed his interest in said property to Kathleen J. Whitcomb, by a quitclaim deed of record in Book 5494, Page 922, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 412 Grapevine Avenue, Madison, Tennessee 37115
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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 15th day of September, 1982.

Kathleen J. Whitcomb

KATHLEEN J. WHITCOMB, UNMARRIED

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF TELFAIR

BOOK 5960 PAGE 459

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHLEEN J. WHITCOMB, an unmarried person;

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

Witness my hand and official seal at McRae, Georgia, this 15th day of September, 1982.

My commission expires 8-1-86 Notary Public Brenda D. Clark

STATE OF TENNESSEE
COUNTY OF

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

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

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 44,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

JOHN M. SPENCER

Sworn to and subscribed before me this 29th day of October, 1982.

My commission expires July 17, 1983 Notary Public

H 15918
IDENTIF. REFERENCE
Nov 5 8 42 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Name	Address

8176 11/05 123.24 - CHECK

WARRANTY DEED

FROM

KATHLEEN J. WHITCOMB,

UNMARRIED

TO

JOHN M. SPENCER, ET UX,
KELLY J. SPENCER

Prepared by:
WILLIAM D. CASTLEMAN, ATTY.
101 Cumberland Office Bldg.
Suite #100
Madison, Tennessee 37115
(615) 865-4750

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5960 PAGE 460

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

4.50 CO
11.74 CO TX
.50 PRFEE
5.00 MISC
CHECK 183.24-
11/05/82 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 15918

IDENTIF. REFERENCE

Nov 5 8 42 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 908697