SEND TAX BILLS TO:
Western Pacific Financial Corp.
1201 E. Highland Ave., Suite D
San Bernardino, CA. 92404

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

This Instrument Was Prepared From
Information Furnished By The Parties By:
JOHN B. LANE
Attorney at Law
P. O. Box 31
Smyrna, Tennessee 37167

Map 162-9, Parcel 18
5DU32311

BOOK 5990 PAGE 590

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption by the Grantees herein of an indebtedness payable to Western Pacific Financial Corporation, which indebtedness is secured by a trust deed embracing the within-described property to Mickey Carroll, Trustee, of record in Book 5604, page 386, of the Register's Office for Davidson County, Tennessee, and to which instrument reference is hereby made for all of its terms and provisions;

I, the undersigned, HOLLIE A. FARRIS, JR., a single person, have bargained and sold and do hereby transfer and convey unto GENE SPITZER and wife, ANNETTE SPITZER, their heirs and assigns, forever, my entire interest, the same being a one-half undivided interest, in and to that certain parcel of real estate situated in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Cedarwood, Section VI, Revised, of record in Plat Book 5200, page 196, Register's Office for said County, to which reference is hereby made for a more complete description thereof. This is improved property known as 605-607 Cedar Court, Nashville, Tennessee.
>
> Being the same property conveyed to Gene Spitzer and wife, Annette Spitzer (a one-half undivided interest), and to Hollie A. Farris, Jr. (a one-half undivided interest), by deed from Lewis B. Apple and wife, Clarice E. Apple, of record in Book 5672, page 899, of the Register's Office for Davidson County, Tennessee.
>
> The above-described property is conveyed subject to restrictive covenants of record in Book 5497, page 397; and certain setback lines and easements as shown on the recorded plan of record in Book 5200, page 196, both in the Register's Office for said County.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said GENE SPITZER and wife, ANNETTE SPITZER, their heirs and assigns, forever.

I covenant with the said Grantees that I am lawfully seized and possessed of said interest in and to said real estate; that I have a good right to convey the same; and that it is unencumbered, except as above set forth and by lien of the

Beeper
1200 Foster Ave

1983 Davidson County property taxes, with payment for same assumed by the Grantees herein.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said GENE SPITZER and wife, ANNETTE SPITZER, their heirs and assigns, against the lawful claims of all persons, whomsoever.

BOOK 5990 PAGE 591

All of my right, title, claim and interest in and to the escrow account held by Western Pacific Financial Corporation, including the existing hazard insurance policy, is hereby transferred to the Grantees herein.

Possession of the within-described property will be given to the Grantees herein with deed.

WITNESS MY HAND, this the 8th day of January, 1983.

Hollie A. Farris, Jr.
HOLLIE A. FARRIS, JR., a single person

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named HOLLIE A. FARRIS, JR., the bargainor, with whom I am personally acquainted; and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 8th day of January, 1983.

John B Lane
Notary Public

My Commission Expires: June 14, 1986

JOHN B. LANE NOTARY PUBLIC RUTHERFORD CO. TENN.

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $30,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

$30,000.00 gross

Gene Spitzer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF January 1983.

John B Lane
NOTARY PUBLIC

MY COMMISSION EXPIRES June 14, 1986

JOHN B. LANE NOTARY PUBLIC RUTHERFORD CO. TENN.

H 25249

IDENTIFICATION

JAN 10 11 09 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5990 PAGE 592

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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
0120401/10/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 5 2 4 9

TRUSTEE'S REFERENCE

JAN 10 11 09 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 920230