FORM NO. WD-1

BOOK 6028 PAGE 578

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 83.

Notary Public

MY COMMISSION EXPIRES: 8-27-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GERALD SPENCER (NAME)	Union Modern Mortgage Corporaton (NAME)	119-6
417 Lutie Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	331
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Little Rock, Arkansas 72203 (CITY) (STATE) (ZIP)	6DA 14415

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN T. MASTEN, JR. and wife, JEANNIE L. MASTEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD SPENCER and wife, BONNIE R. SPENCER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Rosewood Estates, Section III, of record in Book 5210, page 1, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John T. Masten, Jr. and wife, Jeanie L. Masten, by deed from Margie L. Williams, a single person and surviving tenant by the entirety, of record in Book 5433, page 184, said Register's Office.

H 3 8 8 3 I:

IDENTIF. REFERENCE

MAR 30 8 46 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/30 1983- CHECK

6577

unimproved ( )
This is improved (X) property, known as 417 Lutie Drive, Nashville, TN 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 their hands this 28th day of March, 19 83

JOHN T. MASTEN, JR. John T. Masten Jr.

JEANNIE L. MASTEN Jeanie L. Masten

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6028 PAGE 579

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN T. MASTEN, JR. and wife, JEANNIE L. MASTEN

the 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 28th day of March, 19 86

Commission expires 9-27-86

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

JOHN T. MASTEN, JR.

JEANNIE L. MASTEN

TO

GERALD SPENCER

BONNIE R. SPENCER

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6028 PAGE 580

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			44500.00- CO	
			115.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	122.20-
		6577A03/30/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 8 8 3 1

IDENTIF. REFERENCE

MAR 30 8 46 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 938424