PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201

WARRANTY DEED

BOOK 6154 PAGE 644

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Audrey June Russell, Dorothy Mai McMahon and Richard Thomas Miller 1514 Spence Circle Nashville, TN 37210	Same	94-16-4 3DZ-4464

FOR AND IN CONSIDERATION of the sum of Thirty-eight Thousand Five Hundred Dollars ($38,500.00), as follows:

1) Grantees' assumption of a first mortgage payable to Wachova Mortgage Company in the amount of $16,667.28 as secured by a deed of trust of record in Book 4938, page 262, Register's Office for Davidson County, Tennessee;

2) Grantees' assumption of a second mortgage payable to United Companies Mortgage of Tennessee, Inc., in the amount of $10,575.44 as secured by a deed of trust of record in Book 5913, page 566, Register's Office for Davidson County, Tennessee;

3) Balance in cash.

we, Linville W. Church and Vicki Sue Church, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Audrey June Russell, Dorothy Mai McMahon and Richard Thomas Miller, each for life, with the remainder in the survivor of them, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Spence Circle as of record in Book 1424, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 70 feet on the northerly side of Spence Circle and runs back between parallel lines 233.84 feet to a dead line on the rear.

Being the same property conveyed to Linville W. Church and wife, Vicki Sue Church, by deed from Richard Lipsey, Trustee, of record in Book 5913, page 566, Register's Office for Davidson County, Tennessee.

This is improved property known as 1514 Spence Circle, Nashville, Tennessee.

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 our hands this 6th day of October, 1983.

Linville W. Church

Vicki Sue Church

10/11 106.60- CHECK

3985

OFFICIAL RECEIPT

STATE OF TENNESSEE

BOOK 6154 PAGE 645

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linville W. Church and Vicki Sue Church, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day of Oct, 1983.

June D. McKinney
Notary Public

My Commission expires: 4-20-86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $38,500.00.

Irene Keyes
Affiant

Subscribed and sworn to before me, this the 6th day of October, 1983.

June D. McKinney
Notary Public

My Commission expires: 4-20-86

H 7.9 1 9 0

IDENTIF. REFERENCE

Oct 11 10 17 AM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6154 PAGE 646

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

38500.00- CAMT.
100.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 106.60-
3985A10/11/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.9 1.9 0

IDENTIF. REFERENCE

Oct 11 10 17 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 985066