FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$55,021.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1984

Notary Public

MY COMMISSION EXPIRES: 11/19/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 3rd Ave. N., Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDOLPH SMITH, et ux (NAME)	Wachovia Mortgage Co. (NAME)	150-11
105 Towne Village Ct. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3174 (STREET ADDRESS)	11
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, N.C. 27102 (CITY) (STATE) (ZIP)	2D 70162

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 P. SPENCE et ux JAMIE R. SPENCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDOLPH SMITH, et ux DOROTHY J. SMITH,

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:

BEING Lot No. 19 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, Pages 176 and 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 81.96 feet on the easterly margin of Towne Village Court, and extends back 204.34 feet on the northerly line, which is a broken line, and 129 feet on the southerly line to a dead line in the rear measuring 42 feet thereon.

BEING the same property conveyed to JOHN P. SPENCE and wife, JAMIE R. SPENCE, by deed from RANDALL PHILLIPS BUILDERS, INC. of record in Book 5549, Page 33, Register's Office for Davidson County, Tennessee.

Grantees herein assume and agree to pay the balance of an indebtedness secured by a Deed of Trust of record in Book 5549, Page 36, Register's Office for Davidson County, Tennessee, and the escrow account held in connection with said loan is hereby transferred to said Grantees.

CHECK ONE: This is unimproved ( ) improved (X) property, known as 105 Towne Village Court (House Number) (Street) Antioch Tn. 37013 (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 our hand s this 30th day of March, 1984

JOHN P. SPENCE

JAMIE R. SPENCE

7961 - 1004/12 149.50

[redacted]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN P. SPENCE et ux JAMIE R. SPENCE

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 30th day of March, 1984

Commission expires 10/19/86

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

TO

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

IDENTIF. REFERENCE

APR 12 10 43 AM 1984

FELIX Z. WITSCHEY, REGISTER
DAVIDSON COUNTY, TN

115043

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

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RECEIVED OF _____

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
			55021.06-	CAMT.
			143.00	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 149.50-
			7961A04/12/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11504 3

IDENTIF. REFERENCE

APR 12 10 43 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27732