File Box 3 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,982.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF February 19 85

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOOK 6499 PAGE 53

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman Spencer (NAME)	Mortgage Corporation of the South (NAME)	MAP 108-12
3229 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	PARCEL 159
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Brimingham, AL 35202 (CITY) (STATE) (ZIP)	

FOR AND 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, Americo Financial Associates, Inc

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norman Spencer and wife, Mary Kay 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.

BEING Lot No. 12-B, Zone Lot Division of Lots 12, 13, 15, 16, 17 and 18 Trailwood Subdivision, Section One, of record in Plat Book 6250, Page 140, amending Plat Book 5210, Page 351, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Americo Financial Associates, Inc. by deed of record in Book 6499, Page 51, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5728, Page 299, Plat Book 6250, Page 140, Book 6123, Page 361 and Book 6426, Page 153, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS conveyance is subject to a Deed of Trust executed by Greg Hardeman to Edward Seddon, Trustee for Republic Mortgage, Inc. dated January 11, 1985, with a present unpaid principal balance of $50,732.00, of record in Book 6476, Page 246, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved ( ) improved (XX) property, known as 3229 Elm Hill Pike, (House Number) (Street) Nashville, TN 37214 (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 heir 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 covey 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 my hand this 13th day of February, 19 85

Americo Financial Associates, Inc
By: Sarah Baise, Sec.
Sarah Baise, Secretary

154.70 02/26

3832

STATE OF TENNESSEE
COUNTY OF

BOOK 6499 PAGE 54

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, ~~the undersigned~~, _____ a Notary Public within and for the State and County aforesaid, personally appeared Sarah Baise and _____ with whom I am personally acquainted and who upon (~~their several oaths~~ his oath) ~~acknowledged~~ (~~themselves~~ himself) to be the Secretary and _____ respectively of the Americo Financial Associates,Inc the within named bargainor, and corporation, and that (he) as such Secretary and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Sarah Baise as such Secretary, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 13th day of February 19 85

My commission expires 7-18-87 _____ Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Americo Financial Associates, Inc

TO

Norman Spencer
Mary Kay Spencer

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

I.D. 52688

IDENTIF. REFERENCE

FEB 26 8 15 AM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6499 PAGE 55

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

66982.00- CAMT.
148.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 154.70-
3832A02/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 5 2 6 8

IDENTIF. REFERENCE

FEB 26 8 15 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111150