FORM NO. WD-1

BOOK 6630 PAGE 817

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,709.34

Tara J Spain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 1985

Notary Public

MY COMMISSION EXPIRES: 7-22-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DAVID R. KENNEDY, Attorney at Law, 4207 Lebanon Road, Hermitage, TN 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara Jo Spain (NAME)	Wachovia Mortgage Company (NAME)	086-07-0
1017 Jackson's Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	062.0
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27102 (CITY) (STATE) (ZIP)	04D 01175

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~~ including the assumption by the hereinafter named Grantee of the payment of the existing balance on an indebtedness due and owing to Wachovia Mortgage Company (formerly Commerce Union Bank) of record in Book 6081, Page 964, R.O.D.C.T., we, Darrel L. Dennis and wife, Valerie Dennis HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara Jo Spain, a single person

HEREINAFTER CALLED THE GRANTEE HER 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. 46 on the Plan of Jackson's Retreat, Phase I, Section I, as of record in Book 5200, page 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 46, being a corner lot, fronts 63.84 feet on the easterly margin of Jackson's Retreat Court and fronts 75 feet on the northerly margin of Jackson's Valley Road, said frontages being joined by a curve measuring 39.27 feet; the northerly line extends back 84.58 feet and intersects the easterly line which measures 85 feet thereon.

BEING the same property conveyedto Darrell L. Dennis and wife, Valerie Dennis, by deed from Randall Phillips Builders, Inc. of record in Book 6081, Page 961, Register's Office for Davidson County, Tennessee.

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

28684

IDENTIFICATION REFERENCE

AUG 15 9 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 1017 Jackson's Valley Road, Hermitage, TN 37076
(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 hand this 14th day of August, 1985

Darrell L. Dennis
DARRELL L. DENNIS

Valerie Dennis
VALERIE DENNIS

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 Darrell L. Dennis and wife, Valerie Dennis

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 14th day of August 19 85

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 (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

DARRELL L. DENNIS and wife,

VALERIE DENNIS

TO

TARA JO SPAIN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6630 PAGE 819

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
			54709.34- CO'VT. 142.22 CSTAX: .50 PRFEE 6.00 WDEED CHECK 143.72- 7546A08/15/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28684

IDENTIFICATION REFERENCE

AUG 15 9 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 163492