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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

James H. Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 19 85

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James H. Fleming (NAME)	Mortgage Corporation of the South (NAME)	Map 129-1
513 Tuckaway Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10726 (STREET ADDRESS)	Par 56
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	8DZ 72593

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, STUART C. SPIGEL and wife, SHARON SPIGEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. FLEMING, Unmarried

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. 2 on the plan of Resubdivision of Lot 963, West Meade Farms, Inc., Section 15, of record in Book 4175, page 86, Register's Office for said County.

SAID Lot No. 2 fronts 36.3 feet on the westerly margin of the cul-de-sac at the terminus of Tuckaway Court and extends back 295 feet on the northeasterly line and 396 feet on the southeasterly line to a broken line in the rear, measuring 423.6 feet thereon.

Together with the 50 foot easement providing ingress to and egress from said Lot 2 from and to said cul-de-sac as established by instrument recorded in Book 4451, page 470, said Register's Office.

BEING the same property conveyed to Stuart C. Spigel by deed from David H. Horowitz and wife, Shirley Horowitz of record in Book 6128, page 938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 2794, page 611, said Register's Office, and to the matters set forth in the above referenced plan of record.
Sharon Spigel joins in execution of this instrument to convey any right, title and interest she may have in subject property.
For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed, in the office of the Register of Deeds of Davidson County, Tennessee, in Book 6128, page 941, and note of even date thereby secured, in the original principal amount of $109,000.00 payable to Third National Mortgage Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes*

unimproved ( )
This is improved (X) property, know as 513 Tuckaway Court, Nashville, Tennessee 37205
(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 convenant 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 5th day of November, 19 85

Stuart C. Spigel

Sharon Spigel

~~*the obligation of Stuart C. Spigel and wife, Barbara C. Spigel under the terms of~~ the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STUART C. SPIGEL and wife, SHARON SPIGEL

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 5th day of November, 1985.

Commission expires 1-19-86

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted * and who and _____ 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

* or proved to be on the basis of satisfactory evidence.

IDENTIFICATION REFERENCE

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN

Nov 8 10 09 AM '85

5 6 8 3

WARRANTY DEED

FROM

SUTART C. SPIGEL ET UX

TO

JAMES H. FLEMING

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
			170500.00- CO'T.	
			442.00 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
			CHECK	448.50-
6027A	11/08/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 6 8 3

IDENTIFICATION REFERENCE

Nov 8 10 06 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190280