SEND TAX BILLS TO:
Manufacturers Hanover
Mortgage Corporation
P. O. Box 1800
Farmington Hills, MI 48018

This Instrument Was Prepared From
Information Furnished by the Parties By:
JOHN B. LANE
Attorney at Law
P.O. Box 31
Smyrna, Tennessee 37167

STATE OF TENNESSEE]
]
DAVIDSON COUNTY]

BOOK 6749 PAGE 882

Map Number: 72-16
Parcel Number: 30
Field Book Number: 15DZ-61845

OWNER: James T. McQuade
211 37th Ave. N., Apt. A-1
Nashville, Tennessee 37209

FOR AND IN CONSIDERATION of the sum of TEN AND NO ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption and agreement to pay by the Grantee herein of an indebtedness in the present principal amount of $36,863.26, payable to Manufacturers Hanover Mortgage Corporation, secured by trust deed embracing the within-described property to David E. Mead, Trustee, of record in Book 5401, page 78, of the Register's Office for Davidson County, Tennessee, and the execution and delivery by the Grantee herein of a purchase money Promissory Note in the principal amount of $21,000.00, payable to the Grantors herein and secured by trust deed embracing the within-described property to Joe P. Lane, Jr., Trustee, to be placed of record in the Register's Office for Davidson County, Tennessee; and to which instruments reference is hereby made for all of their terms and provisions;

We, the undersigned, **GENE SPITZER and wife, ANNETTE SPITZER,** have bargained and sold and do hereby transfer and convey unto **JAMES T. McQUADE,** a single person, his heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being **Lot No. FIFTY-EIGHT (58) on the Plan of BURCHWOOD GARDENS, Section II,** as of record in Book 2900, page 66, of the Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for more complete details as to location and description of said lot. Said Lot No. 58 fronts 85 feet on the north side of Berkshire Drive and runs back between parallel lines 141 feet to a dead line in the rear. This is improved property known as 1917 Berkshire Drive, Nashville, TN 37216.

Being the same property conveyed to Gene Spitzer and wife, Annette Spitzer, by deed from Edward A. Corlew and wife, Julia L. Corlew, of record in Book 6210, page 809, of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 3000, page 528, and the Plan of record in Book 2900, page 66, said Register's Office, which shows an owner's certificate, 70-foot building setback line from Berkshire Drive, a 10-foot easement for public utilities along the rear line of premises.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said JAMES T. McQUADE, his heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that it is unencumbered, except as above set forth and by lien of the 1985 Davidson County property taxes, with payment for same assumed by the Grantee herein.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever. BOOK 6749 PAGE 883

All of our right, title, claim and interest in and to the existing escrow account held by Manufacturers Hanover Mortgage Corp. in connection with the above-mentioned indebtedness, together with the existing hazard insurance policy, is hereby transferred to the Grantee herein.

Possession of the within-described property will be given to the Grantee herein with deed, subject to rights of the month to month tenant on the premises.

WITNESS OUR HANDS, this the 30th day of December, 1985.

Gene Spitzer
GENE SPITZER

Annette Spitzer
ANNETTE SPITZER

STATE OF TENNESSEE]
]
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named GENE SPITZER and wife, ANNETTE SPITZER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence); and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 30th day of December, 1985.

John B Lane
Notary Public

My Commission Expires: June 14, 1986

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 57,863.26, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

James T. McDade
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF December 1985.

John B Lane
NOTARY PUBLIC

MY COMMISSION EXPIRES June 14, 1986

64908

IDENTIFICATION REFERENCE

DEC 31 8 43 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6749 PAGE 884

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
			57863.26- CONT.	
			153.84 CSTAX	
			.50 PRFEE	
			6.00 MORTGAGE	
			CHECK	157.84-
			1230A12/31/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64908

IDENTIFICATION REFERENCE

DEC 31 8 41 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 206096