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FORM NO. WD-1

17518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$47,000.00 Margaret Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL E. SPENCER (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 72-11
2314 Burns Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PAR 255
Nashville, Tn 37216 (CITY) (STATE) (P.O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	15 DZ 12325

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, WILLIE JARRETT and wife, DEBORAH JARRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL E. SPENCER and EFFIE L. JENNINGS and JOHNNIE BOND and wife, BETTYE M. BOND

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. 12 A, Zone Lot Division of Lot 12 on the Plan of W. B. Myers Subdivision, of record in Book 6200, Page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cumberland Builders by deed from Elton Leon Jarrett and wife, Dorothy T. Jarrett, of record in Book 6557, page 442, Register's Office for Davidson County, Tennessee., and being the same property conveyed to Willie Jarrett by Quitclaim Deed from Cumberland Builders, Inc., of record in Book 6777, page 947, Register's Office for Davidson County, Tennessee.

Deborah Jarrett, wife of Willie Jarrett joins in this conveyance for the express purpose of conveying her marital rights in subject property.

80632

IDENTIFICATION REFERENCE

MAR 5 1 41 PM '86

KELLY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/05 120.70- CHECK

This is unimproved ( ) X improved ( ) property, known as 2314 Burns Avenue, Nashville, Tn 37216
(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 their ~~his~~ hand this 6th day of February, 19 86

Willie Jarrett
WILLIE JARRETT

Deborah Jarrett
DEBORAH JARRETT

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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 WILLIE JARRETT et ux Deborah Jarrett

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of February, 19 86.

Commission Expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

WILLIE JARRETT

TO

MICHAEL E. SPENCER

EFFIE L. JENNINGS

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

47000.00- CAMT.
122.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.70-
01/28/03/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80632

IDENTIFICATION REFERENCE

MAR 5 1 41 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 224570