BOOK 6863 PAGE 202

FILE BOX 3 RN 3 WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Kay H. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES: 2-19-88

(AFFIX SEAL)

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

NAME AND ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay H. Stephens (NAME)	Mortgage Corporation of the South (NAME)	MAP 94-16
1505 Spence Circle (STREET ADDRESS OR RD. NUMBER)	2119 6th Avenue North (STREET ADDRESS)	PARCEL 26
Nashville, TN. 37210 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	3DZ-04495

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, Ruth Liles, widow and Mattie Sue Duncan, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kay H. Stephens, 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:

BEING Lot No. 31 on the Map of Spence Circle, First Addition, as of record in Book 1835, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 70 feet on the south side of Spence Court and runs back between parallel lines 159 feet to a dead line.

Being the same property conveyed to Emma Alexander Goodwin by deed from Alfred Ford, a widower, of record in Book 3309, page 23, Register's Office for Davidson County, Tennessee. The said Emma Alexander Goodwin having since died testate August 3, 1985 in Davidson County, Tennessee leaving said property to Ruth Liles, a widow and Mattie Sue Duncan, a widow by will of record in Will Book 162, page 67, of the Probate Clerks Office of Davidson County, Tennessee. #77677

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

02015

IDENTIFICATION REFERENCE

MAY 21 8 57 AM '86

FELIX E. WHITE, JR. REGISTER DAVIDSON COUNTY

( ) unimproved
(XX) This is improved property, known as 1505 Spence Circle, (House Number) (Street) Nashville, TN. 37210 (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 our hand this 16th day of May 19 86

Mattie Sue Duncan, widow

Ruth Liles, widow

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Ruth Liles, widow and Mattie Sue Duncan, widow

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 16th day of May 19 85

Commission expires 2-15-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon (his, her, their) oath(s) acknowledged (himself, herself, themselves) to be the and respectively of the within named bargainor and corporation, and that (he) as such (they) 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
Ruth Liles, widow
Mattie Sue Duncan, widow

TO
Kay H. Stephens

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Valtee Boulevard
Nashville, Tennessee 37217

EDWARD SEIDON
ATTORNEY AT LAW
1187 Valtee Boulevard
Nashville, Tennessee 37217

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

400CO .00- CONT.
104.00 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 110.60-
G445A05/21/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 2 8 1 6

IDENTIFICATION REFERENCE

MAY 21 8 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250212