BOOK 6894 PAGE 309 FORM NO. WD-1

STATE OF TENNESSEE, XXXXXXXX } Williamson
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Bill G. Spence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 19 86

Notary Public

MY COMMISSION EXPIRES: 5-10-89

(AFFIX SEAL)

File #07

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill G. Spence (NAME)	Mortgage Corporation of the South (NAME)	MAP 162-02-0
248 Coleridge Court (STREET ADDRESS OR ROUTE NUMBER)	2119 6th Avenue North (STREET ADDRESS)	PARCEL 259.00
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	5DU-51614

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, Terry N. Ward and wife, Jonna S. Ward

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill G. Spence , 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. 19 on the Plan of Colemont Heights, Section 2, of record in Book 4300, page 133, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Terry N. Ward and wife, Jonna S. Ward by deed from Jeffrey A. Stein and wife, Lorraine Stein of record in Book 5662, Page 94, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4551, page 402 said Register's Office.

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

13084

IDENTIFICATION REFERENCE

JUN 23 10 53 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 248 Coleridge Court, Antioch, Tn. 37013
(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 hand s this 13th day of June, 19 86

Terry N. Ward — Terry N. Ward

Jonna S. Ward — Jonna S. Ward

STATE OF TENNESSEE
Davidson County
~~XXXXXX~~ Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry N. Ward and wife, Jonna S. Ward

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 Brentwood, Tennessee, this 13th day of June 19 86

Commission expires 1-10-87

N Eddie Montgomery
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Terry N. Ward and wife, Jonna S. Ward

TO

Bill G. Spence, unmarried

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

68900.00- CAMT.
153.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.64-
649BA06/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13084

IDENTIFICATION REFERENCE

JUN 23 10 53 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 262013