file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Susan B. Spence	Leader Federal Mortgage, Inc.	104-13-A
401 Bowling Avenue		012-00CO
Nashville, TN 37215	P.O. Box 275	7DA-71721
	Memphis, TN 38101-0275	

WARRANTY DEED BOOK 6983 PAGE 416

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, George Bennett and wife, Nancy M. Bennett

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Susan B. Spence, unmarried

hereinafter called the Grantee, Grantee's 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 Building Site No. 12 on the plan of Richmeade Place, Section One, of record in Book 4860, page 44, Register's Office for said County, which plan and record thereof are incorporated and made a part hereof by reference.

BEING the same property conveyed to George Bennett and wife, Nancy M. Bennett by deed from Merrill Lynch Relocation Management, Inc., a California Corp. of record in Book 5493, page 863, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5213, page 945, said Register's Office, and to the matters set forth in the above referenced plan of record.

4372 7.
IDENTIFICATION REFERENCE
SEP 18 12 29 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 401 Bowling Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of September, 1986.

Nancy M. Bennett
Nancy M. Bennett

George Bennett
George Bennett

CHEV 27

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of September, 1986, before me personally appeared George Bennett and wife, Nancy M. Bennett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as their free act and deed.

3800

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00.

Susan B. Spence
Affiant

Subscribed and sworn to before me, this the 17th day of September, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS, JR. NOTARY PUBLIC LAMAR STATE OF TENNESSEE

WARRANTY DEED

from:
George Bennett and wife, Nancy M. Bennett

to:
Susan B. Spence, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25732

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

RECEIVED OF _____

FOR BOOK 6983 PAGE 418

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

150000.00- CAMT.
420.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 426.50-
3808A09/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43727

IDENTIFICATION REFERENCE

SEP 18 12 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 296586