#5482 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 7057 PAGE 625

MORTGAGEE: Metropolitan Federal S & L Association

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Y. CHARLES JOE (NAME)	Metropolitan Federal S & L Assn (NAME)	Map 130-14
1214 Chickering Road (STREET ADDRESS OR ROUTE NUMBER)	Fourth and Union Street (STREET ADDRESS)	Parcel 14
Nashville, Tennessee, 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Field Book BM 9725

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, MICHAEL P. SPENCE and wife MARTHA J. SPENCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Y. CHARLES JOE and wife HEE-MEE YOO JOE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

69040

IDENTIFICATION REFERENCE

DEC 3 10 46 AM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1214 Chickering Road, Nashville, Tennessee, 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of November, 1986.

MICHAEL P. SPENCE

MARTHA J. SPENCE

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7057 PAGE 626

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL P. SPENCE and wife, MARTHA J. SPENCE 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of November, 1986.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Y. Charles Joe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 1986

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM MICHAEL P. SPENCE and wife, MARTHA J. SPENCE

TO Y. CHARLES JOE and wife, HEE-MEE YOO JOE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin at the southeast corner of the intersection of Belle Meade Pike, now Chickering Road, and Herbert Place; thence along the south margin of Herbert Place until it begins to curve, North 85 deg. 18 min. 05 sec. East 1225.00 feet to an iron pin. Thence South 2 deg. 27 min. 51 sec. West 388.92 feet to an iron pin, said iron pin being the northerly line of a tract of 15.99 acres, conveyed to J. W. Warner, Jr. and wife, by deed of record in Book 1148, page 201, said Register's Office; thence along said Warner's north line, south 89 deg. 15 min. 58 sec. West 1188.92 feet to an iron pin in the easterly margin of Belle Meade Pike, now Chickering Road, said pin being the northwest corner of said Warner tract; thence along the easterly margin of Belle Meade Pike, now Chickering Road, North 3 deg. 03 min. 51 sec. West 303.87 feet to the point of beginning containing 9.566 acres, more or less.

INCLUDED BUT EXPRESSLY EXCLUDED THEREFROM is that property, described as follows:

Being that portion of the property described above which is located east of a line that intersects the northerly line of said property at a point which is 1171.94 feet easeterly from the southeast corner of the intersection of Belle Meade Pike, now Chickering Road, and Herbert Place (being Kuhn's northwest corner) and that intersects the southerly line of said property at a point which is 1135.32 feet easterly from Kuhn's southwest corner at the intersection of Belle Meade Pike, now Chickering Road, and which is further described accoridng to a survey by Everett H. Cowan dated February 1, 1982, not of record, as follows:

Beginning at a point, said point being North 86 deg. 49 min. 40 sec. East a distance of 150.36 feet from a concrete monument between Lots 6 and 10 as shown on the plan of Belle Meade, Block I, Section X, as of record in Book 2900, pages 5 & 6 Register's Office for Davidson County, Tennessee; thence with the southerly line of Lot 6, Belle Meade, Block I, Section X, North 86 deg 49 min. 40 sec. East a distance of 52.15 feet to a point; thence south 04 deg. 07 min. 55 sec. West a distance of 388.84 feet to a point on the northerly line of J. W. Warner, III and Ellen Hudson of record in Book 4833, page 621, Register's Office for Davidson County, Tennessee; thence with said northerly line, North 89 deg. 16 min. 07 sec. West a distance of 51.82 feet to a point; thence North 04 deg. 07 min. 55 sec. East a distance of 385.29 feet to the point of beginning, containing 0.46 acres, more or less.

Being the same property conveyed to Michael P. Spence and wife, Martha J. Spence by deed from Barbara J. Kuhn, unmarried of record in Book 6031, page 129,. said Register's Office.

This conveyance is subject to: (1) Easements in Book 6065, page 81; and (2) Water Tap Rights in Book 4727, page 715.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated May 9, 1984, in the original principal sum of $675,000.00, payable to Metropolitan Federal Savings and Loan Association in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6290, page 46 said Register's Office.

EXHIBIT "A"

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

RECEIVED OF _____

FOR _____

BOOK 7057 PAGE 628

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			70507 .00	CAMT.
			2198.00	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 2207.50
2575A	12/03/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69040

IDENTIFICATION REFERENCE

DEC 3 10 46 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18389