This instrument prepared by:
JOSEPH B. PITT, JR.
FIRST AMERICAN CENTER
NASHVILLE, TN 37238
G# 253761
File Box: 35

SPECIAL **WARRANTY DEED**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Delora Spence (NAME)	Benjamin Franklin Savings Assoc. (NAME)	162-3-219
152 Bart Dr. (STREET ADDRESS OR ROUTE NUMBER)	5444 Westheimer Road	
Antioch TN 37013 (CITY) (STATE) (ZIP)	Houston, TX 77056 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------
=----------(10.00)---------- *Dollars,*

Cash in hand paid by Delora Spence and Melinda Arnett, and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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Benjamin Franklin Savings Association

have this day bargained and sold, and do hereby transfer and convey unto the said

Delora Spence, a one-half undivided interest and to Melinda Arnett, a one-half undivided interest *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Four, Apache Hills, of record in Book 4460, page 60, Register's Office for said County.

Said Lot No. 50 fronts 65.0 feet on the northerly margin of Bart Drive and extends back 187.68 feet on the easterly line and 127.0 feet on the westerly line to a broken line in the rear, measuring 91.79 feet thereon.

Being the same property conveyed to Benjamin Franklin Savings Association by deed from I. Dyke Tatum, Substitute Trustee, of record in Book 7057, page 921, Register's Office of Davidson County, Tennessee.

93057

IDENTIFICATION REFERENCE

FEB 27 9 32 AM '87

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value whichever is greater, for this transfer is $ 68,000.00

Subscribed and sworn to before me this the 10th *day of* February *19* 87

My commission expires: 7/18/87 *(Affix Seal)*

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 152 Bart Drive, Antioch, TN 37013
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming under by or through the grantor.

Whenever 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 hands this _____ *day of* February *19* 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Benjamin Franklin Savings Association
BY:
W. C. Pickens, Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

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

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

_____ *Notary Public*

Commission expires _____

STATE OF ~~XXXXXXXX~~ TEXAS
COUNTY OF ~~DAVIDSON~~ XXXXXXXXX HARRIS

Before me, Mary Ellen Cramer, *a Notary Public of the State and County aforesaid, personally appeared* W. C. Pickens, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* Senior Vice President *of the* Benjamin Franklin Savings Association, *the within named bargainor, a corporation, and that* he *as such* Senior Vice President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____,
this 12th *day of* February, *19* 87

Mary Ellen Cramer *Notary Public*

Commission expires

My Commission Expires: 10-24-90

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

BOOK [illegible] PAMT.
196.40 STAX
.50 PRFE
6.00 WDED
CHECK 196.90-
5989AUL/26/97 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 8 0 5 7

IDENTIFICATION REFERENCE

FEB 27 [illegible] 31 AM '97

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 50591