OF TE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant Erline B. Spence by Sharon L. Howell, Jr. Power of Attorney

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 87

Notary Public

MY COMMISSION EXPIRES My Commission Expires Sept. 11, 1990

(AFFIX SEAL)

**SEE BACK SIDE FOR ACKNOWLEDGMENT

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

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Erline B. Spence (NAME)	City Federal Savings Bank (NAME)	MAP 52-B
1216-1218 Sioux Terrace (STREET ADDRESS OR ROUTE NUMBER)	1141 East Jersey Street (STREET ADDRESS)	PARCEL 95
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	Elizabeth, New Jersey (CITY) (STATE) (ZIP)	11D-90742

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, Ricky Lain Ausbrooks and wife, Glen Sue Ausbrooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erline B. 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. 193 on the Plan of Sequoia Valley Subdivision, Section 4, as of record in Plat Book 5200, page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ricky Lain Ausbrooks and wife, Glen Sue Ausbrooks, by deed from Charles E. Kemp and wife, Jeanne E. Kemp, and Wayne E. Machamer and wife, Sue A. Machamer of record in Book 6462, page 150, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 5519, page 16 Register's Office for said County.

10346

IDENTIFICATION REFERENCE

APR 2 8 54 AM '87

FELIX E. MILLS, REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1216-1218 Sioux Terrace, Madison, Tennessee 37115
(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 our hand s this 27th day of March 19 87

Ricky Lain Ausbrooks

Glen Sue Ausbrooks

BOOK 7189 PAGE 286

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 Ricky Lain Ausbrooks and wife, Glen Sue Ausbrooks

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 Nashville, Tennessee, this 27th day of March 19 87

Commission expires My Commission Expires Sept. 11. 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF

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) acknowledged (themselves) to be the and respectively of the within named bargainor, and corporation, and that (he) (they) as such and being authorized so to do, execute 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

Ricky Lain Ausbrooks and wife, Glen Sue Ausbrooks

Erline B. Spence, unmarried

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of March, 19 87, before me personally appeared Sharon L. Howell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Erline B. Spence, unmarried, and who acknowledged that she executed the same as the free act and deed of the said Erline B. Spence, unmarried, by virtue of that Power of Attorney, duly executed by the said Erline B. Spence, unmarried and appearing of record in Book 6827, page 72, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at 1187 Vultee Blvd., this 27th day of March, 19 87.

My commission expires: My Commission Expires Sept. 11, 1990

Notary Public

REGISTER OF D/
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7189 PAGE 287

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

6500.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDED
CHECK 130.50-
9203.04/.2/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10346

IDENTIFICATION REFERENCE

APR 2 8 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64248