Box 37

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Mark T. Cain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 1988.

James Hughes
Notary Public

MY COMMISSION EXPIRES: May 8, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James, Attys; One Burton Hills Blvd, Suite 130; Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE: send tax bills to:	MAP-PARCEL NUMBERS
Robert S. Patterson (NAME)	same (NAME)	116-3 F 58
252 Westchase Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Donna E. Judge-Spencer and husband JAMES EDWARD SPENCER, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Patterson

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:

Land in Davidson County, Tennessee, being Unit 252, on the Plan of Westchase Condominiums, Phase II, as of record in Book 6250, Page 43, said Register's Office to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna E. Judge by deed from Westchase, A Joint Venture of record in Book 6405, Page 446, Register's Office for Davidson County, Tennessee.

The spouse of Donna E. Judge-Spencer joins in this conveyance for the purposes of conveying any interest that he may have in the above described property, particularly marital rights.

James E. Spencer, Sr. and James Edward Spencer, Sr. are one and the same person.

This conveyance is made subject to all the matters as shown on the plan of record in Book 6250, page 43 and subject to the Master Deed and By Laws for the Westchase Homeowners Association, as of record in Book 6097, page 266, as amended in Book 6112, page 677 and in Book 6341, page 380 and in Book 6866, page 362, Register's Office for Davidson County, Tennessee. The conveyance is also made subject to all zoning and codes regulations and the real property taxes for 1988 which have been prorated between the parties and assumed by the grantee.

This is unimproved ( ) improved ( ) property, known as 252 Westchase Drive; Nashville, TN 37205
(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 16 day of January, Nineteen, 1988

Donna E. Judge-Spencer

JAMES EDWARD SPENCER, SR.

BOOK 7456 PAGE 40

STATE OF ~~TENNESSEE~~ ALABAMA
~~Davidson~~ County of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna E. Judge-Spencer and husband James E. Spencer, Sr.

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 Birmingham, ~~Tennessee~~ Alabama, this 16th day of January 19 88.

Commission expires MY COMMISSION EXPIRES MARCH 3, 1990

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

JAN 22 10 22 AM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0 0 1 1 8

STATE OF TENNESSEE
Davidson County

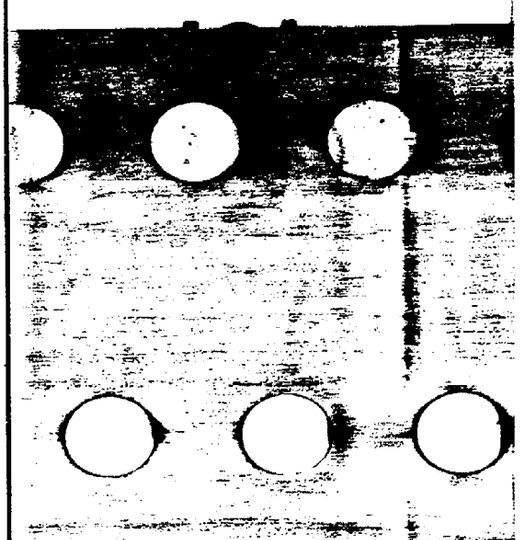
On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

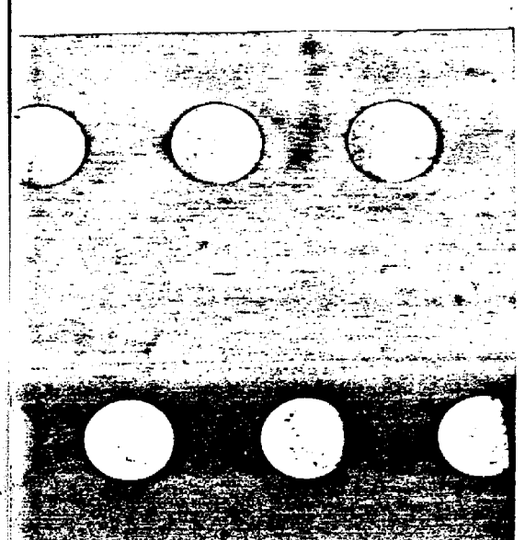
Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public

1989 0 26 0101 0324 TDK 357.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7456 PAGE 41

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 0 1 1 8.

IDENTIFI REFERENCE

JAN 26 10 22 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

	CAMT
	125500.00
CON TX	351.40
PRFEE	0.50
WDEED	6.00
TOTAL	357.90
CHECK	357.90

1/26/88 01 10:23 0001 1249

No. 56164