File #6555

FILE BOX 38

WARRANTY DEED

BOOK 7465 PAGE 537

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLYDE SPENCER (NAME)	NEW OWNER(S) (NAME)	MAP 115-11
6345 Torrington Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 43
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FBN 8DZ67285

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 W. SMITH and wife, DEBORAH D. SMITH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLYDE SPENCER and wife, JOY O. SPENCER

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:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section One West Meade Estates, as of record in Plat Book 2663, page 110, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael W. Smith and wife, Deborah D. Smith by deed from Alan Abrams and wife, Lorraine D. Abrams of record in Book 6440, page 955, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grante(s); (2) Restrictions of record in Book 2864, page 348, amended in Book 4503, page 111; and (3) All matters appearing on the Plan of record in Plat Book 2663, page 110, said Register's Office.

03546

IDENTIFICATION REFERENCE

FEB 9 9 05 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5198 02/09 0101 03CHECK 541.30

unimproved ( )
This is improved (X) property, known as 6345 Torrington Road, Nashville, Tennessee 37205

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 5th day of February, 19 88

Michael W. Smith
MICHAEL W. SMITH

Deborah D. Smith
DEBORAH D. SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL W. SMITH and wife, DEBORAH D. SMITH

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 5th day of February, 1988.

My commission expires 1/10/89 Notary Public _____

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 88

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

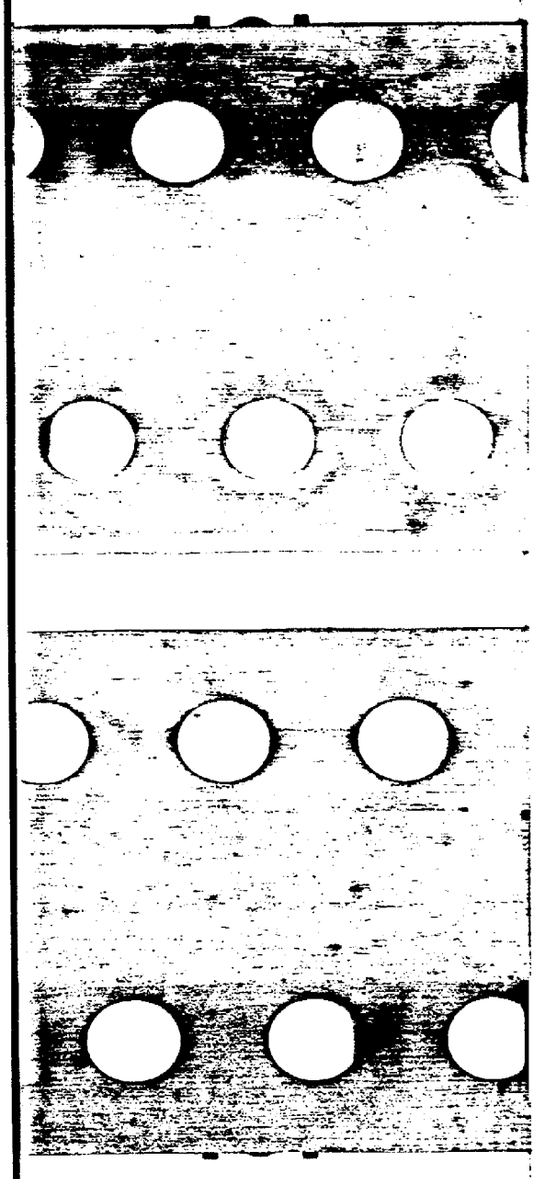
WARRANTY DEED

FROM
MICHAEL W. SMITH and wife,
DEBORAH D. SMITH

TO
CLYDE SPENCER and wife,
JOY O. SPENCER

RETURN TO:
FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 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
				CAMT
				191000.00
				CON TX 534.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 541.30
				CHECK 541.30
02/09/88		01		09:07 0001 5198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.3546:

IDENTIFI REFERENCE

FEB 9 9 05 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60025