FILE BOX "7" FILE NO. 22929 BOOK 7501 PAGE 222

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,667.87

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 19 88

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LARRY C. SPENCER et al	S A M E	83-6-71
(NAME)	(NAME)	27W-03620
640 Old Hickory Blvd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209		
(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, MYRA L. PHILLIPS and husband, RANDALL L. PHILLIPS, SR., and H. B. BRIGHT, III, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY C. SPENCER and DONALD R. NORTHCUTT

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 Lot No. 32 on the Plan of Roy F. Williams' Subdivision of the Hunter Tract, as of record in Book 547, page 13, Register's Office for said County.

SAID Lot No. 32 fronts 75-1/2 feet on the easterly side of Setliff Place and runs back between lines, 155 feet on the southerly line and 135 feet on the northerly line, which northerly line is the southerly margin of Benjamin Street, to an alley in the rear and shows 73 feet on said alley.

BEING the same property conveyed to Myra L. Phillips and H. B. Bright, III by Quitclaim Deed from Franke B. Bright, of record in Book 5936, page 951, Register's Office for Davidson County, Tennessee. The said Randall L. Phillips, Sr., husband of Myra L. Phillips, joins in this conveyance for whatever right, title and interest he might have in said property by right of the marital law.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to SECURITY MUTUAL FINANCE CORPORATION, of record in Book 6334, page 560, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. THE SAID SECURITY MUTUAL FINANCE CORPORATION NOW BEING KNOWN AS USA FINANCIAL SERVICES, INC.

This is (unimproved ( ) improved (X)) property, known as 829 Setliff Place, Nashville, Tennessee 37206
(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 22 day of March, 19 88

Myra L. Phillips Randall L. Phillips H B Bright III

MYRA L. PHILLIPS RANDALL L. PHILLIPS H. B. BRIGHT, III

STATE OF TENNESSEE }
Davidson County }

BOOK 7501 PAGE 223

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MYRA L. PHILLIPS and husband, RANDALL L. PHILLIPS, SR., and H. B. BRIGHT, III,

the bargainor s, 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 Nashville, Tennessee, this 22nd day of March, 19 88.

Janet S. Day
Notary Public

Commission Expires 1-10-89

NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

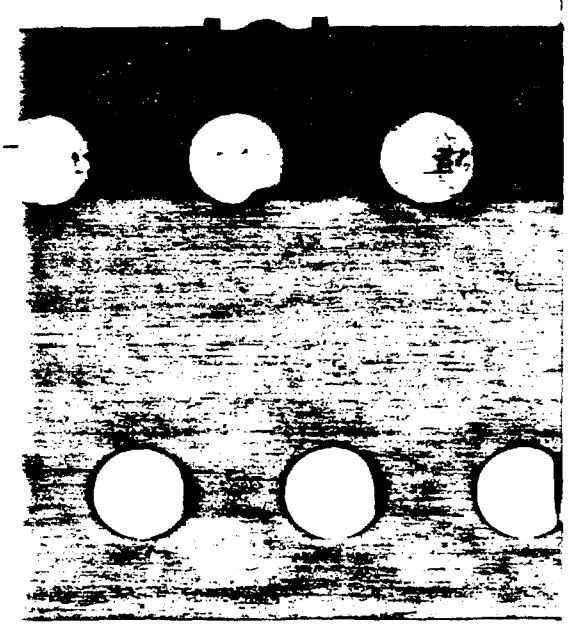
16295.

IDENTIFICATION REFERENCE

MAR 28 1 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED FOR RECORD



OFFICIAL RECEIPT

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

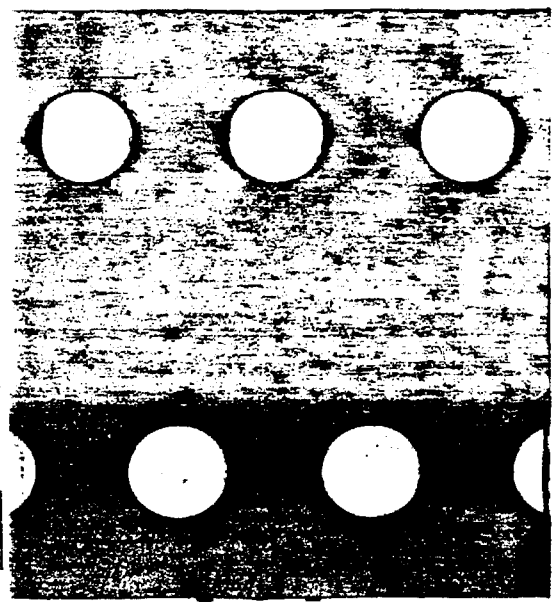
RECEIVED OF _____

FOR _____

BOOK 7501 PAGE 224

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

DAMT	30667.37
CON TX	85.96
PRFEE	0.50
MFEE	6.00
TOTAL	92.46
CHECK	92.46

03/29/88 01 13:26 0001 0180

16295.

IDENTIFICATION REFERENCE

MAR 28 1 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74737