6566 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7549 PAGE 895

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: Attn: Tax Dept.	MAP PARCEL NUMBERS
BRUCE L. WASHBURN (NAME)	CITICORP MORTGAGE, INC. (NAME)	Map 115-11
6345 Torrington Road (STREET ADDRESS OR ROUTE NUMBER)	M.S. 309 P.O. Box 790009 (STREET ADDRESS)	Parcel 43
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63179-0009 (CITY) (STATE) (ZIP)	F.B.8DZ 67285

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, CLYDE SPENCER and wife, JOY O. SPENCER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRUCE L. WASHBURN, married

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 Clyde Spencer and wife, Joy O. Spencer, by deed from Michael W. Smith and wife, Deborah D. Smith, of record in Book 7465, page 537, said Register's Office.

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

9455 05/23 0101 03CHECK 600.10

32524

IDENTIFICATION REFERENCE

MAY 23 8 53 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) 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 18th day of May, 1988

Clyde Spencer
CLYDE SPENCER

Joy O. Spencer
JOY O. SPENCER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7549 PAGE 896

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLYDE SPENCER and wife, JOY O. SPENCER

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 18th day of May, 19 88.

My commission expires 3-11-91 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 $ 212,000.00

Bruce L. Washburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 19 88.

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

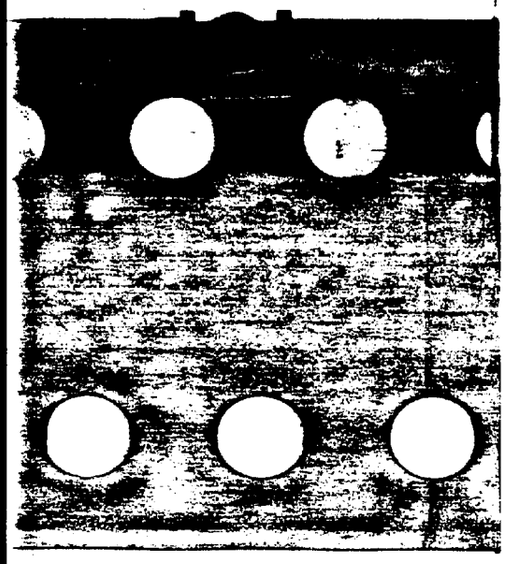
Notary Public

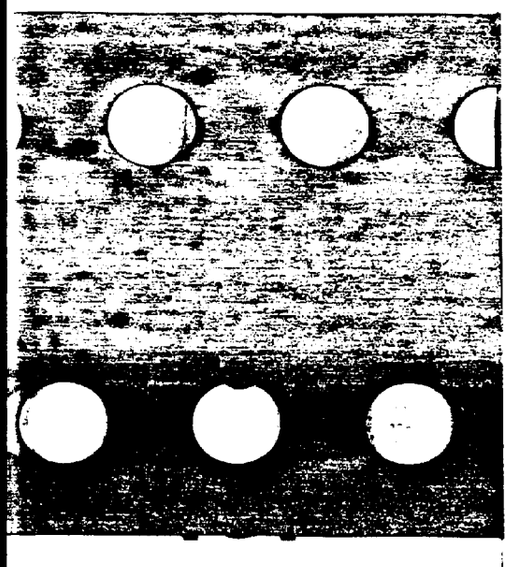
WARRANTY DEED

FROM CLYDE SPENCER and wife, JOY O. SPENCER

TO BRUCE L. WASHBURN

PLEASE RETURN TO:
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 _____

BOOK 7549 PAGE 897

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 212000.00
CON TX 593.60
PRFEE 0.50
WDEED 6.00
TOTAL 600.10
CHECK 600.10

05/23/88 01 08:54 0001 9455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32524

IDENTIFICATION REFERENCE

MAY 23 8 53 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93634