BOOK 7575 PAGE 657

Field Bk. No. 16DA 14640

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
307 City Hall Mall
Franklin, TN 37064

mail

Send Tax Statements To:
Emmeline S. Eckstein
917 Wington Place
Nashville, Tenn.
37204-3830

Name/Address New Owner:
same

Name of Mortgagee:
None

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOSEPH WAYNE SPENCER and wife, EVELYN P. SPENCER, have bargained and sold and by these presents do transfer and convey unto EMMELINE S. ECKSTEIN, her heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land lying and being situated in Davidson County, Tennesee, and being more particularly described as follows:

Being the westerly 52.5 feet of Lot No. 97 and the easterly 10 feet of Lot No. 98 on the Map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County.

Said parts of said lots adjoin and front together 62.5 feet on the southerly side of Gen. John B. Hood Trail and run back between parallel lines 172 feet to a dead line.

Being the same property conveyed to Joseph Wayne Spencer and wife, Evelyn P. Spencer by deed from Dean Ries Trathen and Brother, Daniel Kington Trathen, both single men, of record in Book 4969, page 73, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1988 Davidson County property taxes are a lien, but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 10th day of June, 1988.

Joseph W. Spencer
JOSEPH WAYNE SPENCER

Evelyn P. Spencer
EVELYN P. SPENCER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH WAYNE SPENCER and wife, EVELYN P. SPENCER, the bargainors, 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 Franklin, Tennessee, this 10th day of June, 1988

Carol L. McArthur
Notary Public

My Commission Expires:
July 23, 1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $119,500.00.

Mrs. Emmeline J. Eckstein
Affiant

Sworn to and subscribed before me on this the 10th day of June, 1988.

Carol L. McArthur
Notary Public

My Commission Expires:
July 23, 1988

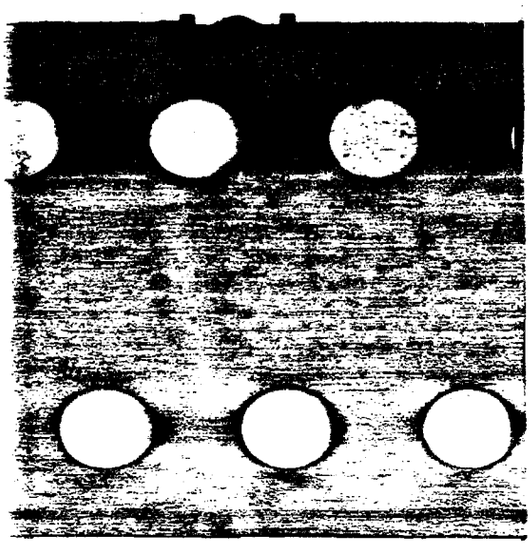
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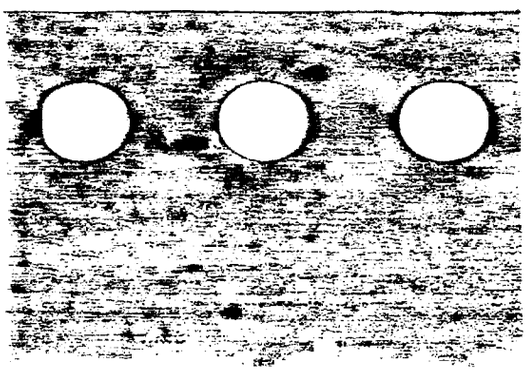
41091

IDENTIFICATION REFERENCE

JUN 17 8 48 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN





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
				119500.00
				CON TX 334.60
				PRFEE 0.50
				WDEED 6.00
				TOTAL 341.10
				CHECK 341.10
06/17/88		01		08:50 0001 6613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 0 9 1

IDENTIFICATION REFERENCE

JUN 17 8 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103429