file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Clifford W. Spence
3033 Cedarcliff Court
Antioch, TN 37013

MORTGAGEE:
Lincoln Service Corporation
1100 Walnut St., P.O. Box 989
Owensboro, KY 42302-0989

MAP-PARCEL NUMBERS:
MAP 150-09
PARCEL 166
2D-75193

WARRANTY DEED BOOK 7626 PAGE 821

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eddie Dewayne Larkins and wife, Lisa Michelle Larkins hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Clifford W. Spence and wife, Bulah Jean Spence hereinafter called the Grantee, Grantee's 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. 94 on the plan of Forest View Park, Phase II, Section V, of record in Book 6250, page 458, Register's Office for said County.

SAID Lot No. 94 fronts 35.00 feet on the easterly margin of Cedarcliff Court and extends back 178.27 feet on the broken southerly line and 117.97 feet on the northwesterly line to a dead line in the rear, measuring 129.33 feet thereon.

BEING the same property conveyed to Eddie Dewayne Larkins and wife, Lisa Michelle Larkins by deed from Fox Ridge Company, a Limited Partnership, of record in Book 6780, page 787, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6569, page 294, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company, of record in Book 6780, page 790, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee. ** (see reverse)

This is (~~x~~ improved property, known as 3033 Cedarcliff Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of August, 1988.

Lisa Michelle Larkins
Lisa Michelle Larkins

Eddie Dewayne Larkins
Eddie Dewayne Larkins

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of August, 1988, before me personally appeared Eddie Dewayne Larkins and wife, Lisa Michelle Larkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-2K 88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7626 PAGE 822

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 73,500.00.

Clifford W. Spence
Affiant

Subscribed and sworn to before me, this the 12th day of August, 1988.

My Commission Expires: 10-2-88

Notary Public

**The grantee further hereby assumes the obligation of MORTGAGOR under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

WARRANTY DEED

from:
Eddie Dewayne Larkins and wife,
Lisa Michelle Larkins

to:
Clifford W. Spence and wife, Bulah
Jean Spence

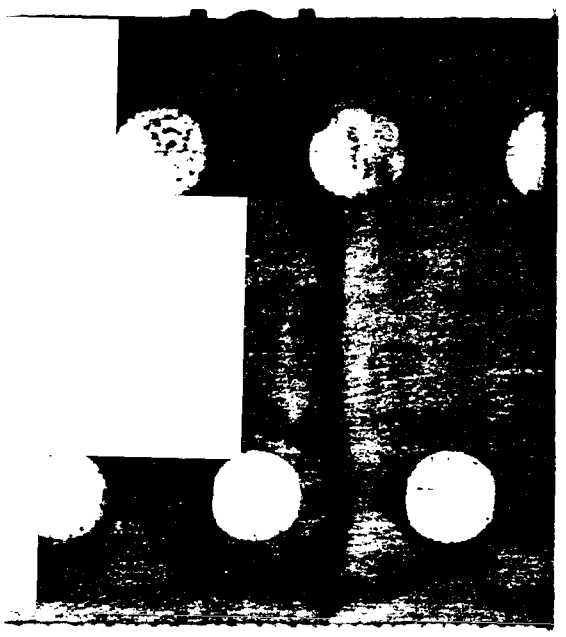
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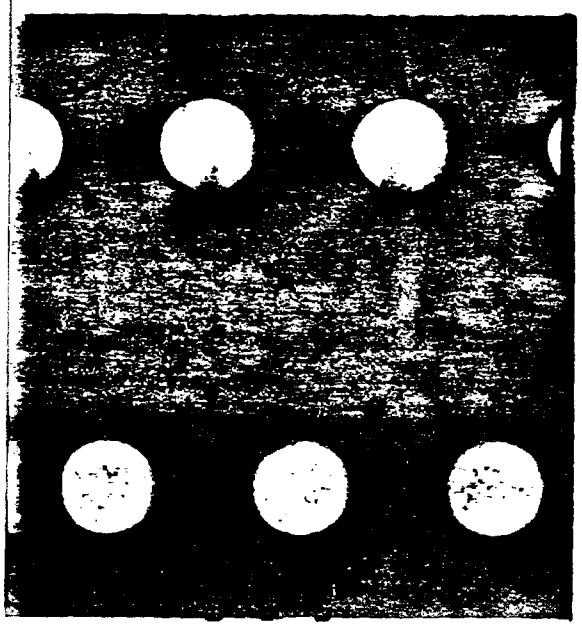
AUG 15 2 42 PM '88

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27766

62885





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7626 PAGE 823

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

58829

IDENTIFICATION REFERENCE

AUG 15 2 42 PM '88

CAMT	73500.00
CON TX	242.55
PRFEE	0.50
MDEED	6.00
TOTAL	249.05
CHECK	249.05

08/15/88 01 14:43 0001 7210

No. 123763