FILE BOX "7" FILE NO. 23692

FORM NO. WD-1

BOOK 7640 PAGE 804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 19 88.

Notary Public

MY COMMISSION EXPIRES: 5-10-89

(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 |
|---|---|---|
| GENE SPITZER et ux | SUNTRUST MORTGAGE, INC. | 173-1-30 |
| 1200 Foster Ave (NAME) | P. O. Box 100100 (NAME) | 5DU-61760 |
| Nashville, Tenn 37210 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (P.O. ZIP) | Atlanta, Georgia 30348 (STREET ADDRESS) (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, SCOTT ABBOTT and wife, SUSAN ABBOTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GENE SPITZER and wife, ANNETTE SPITZER

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. 23 on the plan of Section I, Monte Carlo Estates, of record in Book 4675, page 68, Register's Office for said County.

SAID Lot No. 23, which is a corner lot, fronts 85.0 feet on the westerly margin of Cedarview Drive and fronts 64.24 feet on the northerly margin of Carl Miller Drive, said frontages being joined by a curve having a length of 36.12 feet and extends back 140.32 feet on the northerly line and 150.05 feet on the southwesterly line to a dead line securing 11.05 feet thereon.

BEING the same property conveyed to Scott Abbott and wife, Susan Abbott by deed from James G. Elrod, Jr., and wife, Katherine E. Elrod of record in Book 5788, page 34, Register's Office for Davidson County, Tennessee.

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 JOHN W. MURPHREE COMPANY, of record in Book 4683, page 171, 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. SAID LOAN IS NOW WITH SUNTRUST MORTGAGE COMPANY.

This is unimproved ( ) improved (X) property, known as 238 Cedarview Drive, Antioch, Tennessee 37013
(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 24th day of August, 19 88

X Scott Abbott
SCOTT ABBOTT

X Susan Abbott
SUSAN ABBOTT

STATE OF ~~TENNESSEE~~ UTAH }
~~Davidson~~ County OF UTAH }

BOOK 7640 PAGE 805

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named SCOTT ABBOTT and wife, SUSAN ABBOTT

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 ~~Nashville~~ OREM, ~~Tennessee~~ UTAH, this ~~24th~~ 25th day of August, 1988.

Commission Expires 2/10/91

Notary Public

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

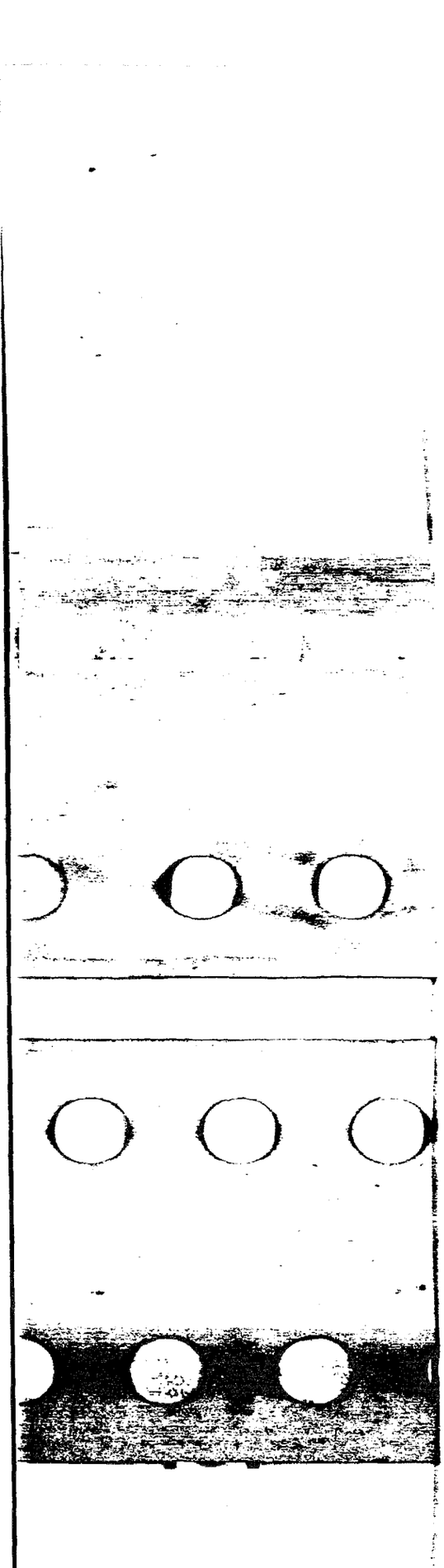
TO

63590

IDENTIFICATION REFERENCE

Aug 31 12 33 PM '88

2720 08/31 0101 03CHECK 250.70



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7640 PAGE 806

| | | |
|---|---|---|
| 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

| | |
|---|---|
| [illegible] | 74000.00 |
| CON TX | 244.20 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 250.70 |
| CHECK | 250.70 |

08/31/88 01 12:33 0001 2730

635590

IDENTIFICATION

Aug 31 12 33 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 129221