FILE BOX "7" FILE NO. 23855

FORM NO. WD-1

BOOK 7672 PAGE 476

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER 19 88

Notary Public

MY COMMISSION EXPIRES: 3/11/91
(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	128-69
(NAME) 640 Old Hickory Blvd.	(NAME)	8D 42350
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37209	(STREET ADDRESS)	
(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 DORIS L. HOLT and husband, WALLACE HOLT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY C. SPENCER and DONALD R. NORTHCUTT, d/b/a SPENCER-NORTHCUTT PROPERTIES, a partnership,

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:

A TRACT OF LAND in the 8th, formerly the 12th, Civil District of said County, described according to a survey made by S. H. Hutchison, Surveyor, April 13, 1953, as follows:

BEGINNING in the center of Old Hickory Boulevard at a point 302 feet northeast from the northeast corner of the property conveyed to John Holt and wife by deed from J. O. Eckhardt and wife, of record in Book 644, page 69, Register's Office for said County; thence south 85° west 400 feet to a stake; thence north 15° east 65 feet to a large elm tree; thence north 76° east 312 feet to a point in the center of said Old Hickory Boulevard; thence with center of said Boulevard, south 14° 30' east 20 feet, and south 39° east 110 feet to the beginning.

BEING the same property conveyed to Percy L. Hutton and wife, Ettie E. Hutton for life, with remainder to Doris L. Holt, her heirs and assigns, by deed from Edward L. Ewing and wife, Beulah A. Ewing, of record in Book 2146, page 41, Register's Office for Davidson County, Tennessee. The said Percy L. Hutton and Ettie E. Hutton both having since died.

This is unimproved (X) improved ( ) property, known as .63 Acre - Old Hickory Blvd. Nashville, Tennessee 37209
(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 26th day of September, 19 88

Doris L. Holt
DORIS L. HOLT

Wallace Holt
WALLACE HOLT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named THE UNDERSIGNED DORIS L. HOLT and husband, WALLACE HOLT,

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 26th day of September, 1988.

_____ Notary Public

Commission Expires 3/11/91

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

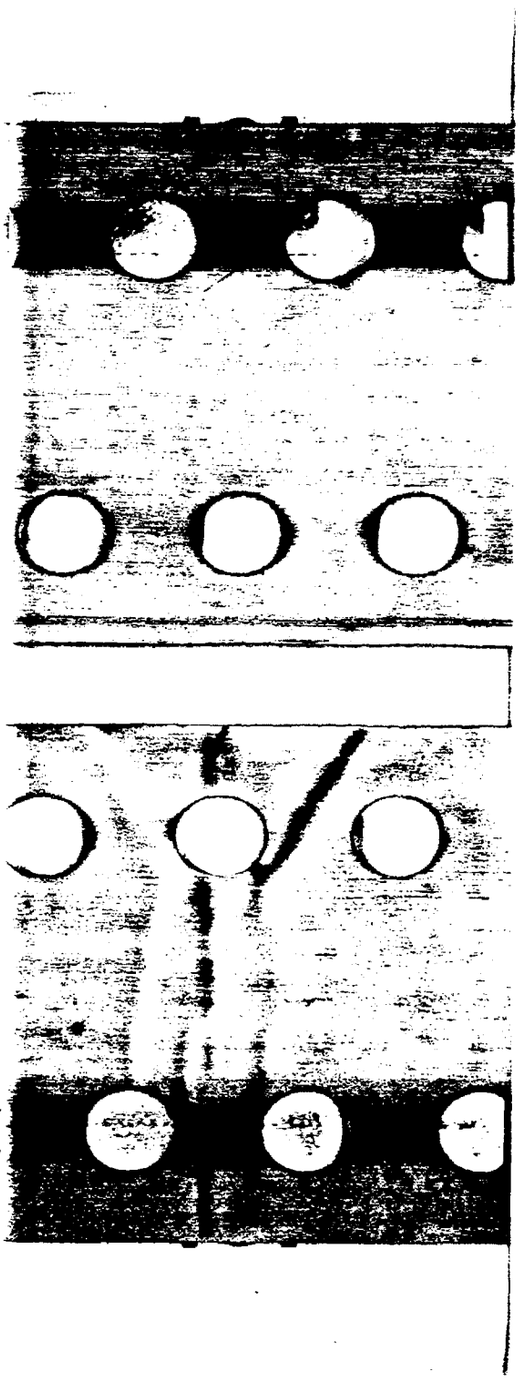
IDENTIFICATION REFERENCE

7.44 1.8

OCT 7 10 25 AM '88

FELIX Z WILKINS REGISTER
DAVIDSON COUNTY, TN

4928 10/07 0101 03CHECK 56.00



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	15000.00
CON TX	49.50
PRFEE	0.50
WDEED	6.00
TOTAL	56.00
CHECK	56.00

10/07/88 01 10:28 0001 4928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4418

IDENTIFICATION REFERENCE

Oct 7 10 25 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 141754