Box 22

BOOK 7757 PAGE 240

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Jimmy D. Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 89

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee: T.H.D.A.	MAP PARCEL NUMBERS
Jimmy D. Spencer (NAME)	% First Tennessee Bank National Assoc. (NAME)	90-8-101
627 James Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000, Dept. 47 (STREET ADDRESS)	08DA 25150
Nashville, TN 37209 (CITY) (STATE) (P.O.ZIP)	Memphis, TN 38148 (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, James M. Nall and wife, Edna C. Nall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy D. Spencer and wife, Hollis F. Spencer

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. 17 on the plan of West Nashville Annex, as of record in Book 332, page 24, Register's Office for said County.

SAID Lot No. 17 fronts 50 feet on the northwesterly margin of James Avenue and runs back between lines 225 feet, more or less, on the northeasterly line and 224 feet, more or less, on the southwesterly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to James M. Nall and wife, Edna C. Nall by deed from Louie B. Fleet and wife, Mary L. Fleet of record in Book 7519, page 588, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

03532

TENTH REFERENCE

JAN 24 11 25 AM '89

FEES & WILSON B. AFFISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, know as 627 James Avenue, Nashville, TN 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 convenant 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 their hand s this 20th day of January, 19 89

James M. Nall

Edna C. Nall

James M. Nall

Edna C. Nall

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned ~~James M. Nall and wife, Edna C. Nall~~ a Notary Public in and for said County and State, the within named _____

the bargainor~~s~~, with whom I am personally acquainted, * and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 19 89

Commission expires 11-12-89

* or proved to me on the basis of satisfactory evidence.

_____
Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

* or proved to be on the basis of satisfactory evidence.

_____
Notary Public

WARRANTY DEED

FROM

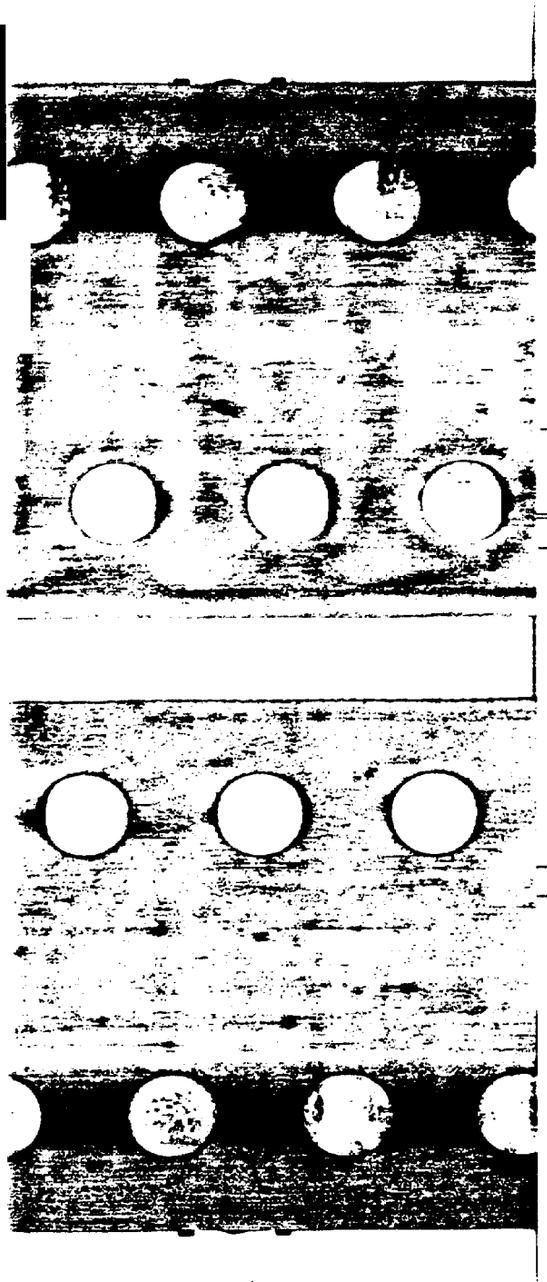
James M. Nall and wife, Edna C. Nall

TO

Jimmy D. Spencer and wife, Hollis F. Spencer

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

8712 01/24 0101 03CHECK 178.10



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52000.00
CON TX 171.60
PRFEE 0.50
WDEED 6.00
TOTAL 178.10
CHECK 178.10

01/24/89 01 11:27 0001 8712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03532

IDENTIFICATION REFERENCE

JAN 24 11 26 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175337