THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law 5804 05/12 0101 03CHECK 65.60
2000 Dominion Tower
150 Fourth Avenue North
Nashville, Tennessee 37219
BOOK 7840 PAGE 349

FROM: Thomas R. Roland ("GRANTOR")

TO: Jerry D. Spencer ("GRANTEE")

ADDRESS NEW OWNER:
Jerry D. Spencer
5409 Ashby Drive
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

MAP-PARCELNO.:
Map 108-3
Par. Nos. 144 & 192
Lots 124 A & B
Par. Nos. 143 & 191
Lots 125 A & B

# WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Seventeen Thousand One Hundred Dollars ($17,100.00), including the agreement by Jerry D. Spencer to pay a deed of trust note in the principal amount of $7,500.00 executed by Grantee and payable to the order of Grantor; the receipt and sufficiency of all of which is hereby acknowledged; I, Thomas R. Roland (married), have bargained and sold, and by these presents do transfer and convey unto Jerry D. Spencer, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lots 124A, 124B, 125A and 125B on the Zone Lot Division of Patio Villa, Section 6, of record in Plat Book 6250, pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Thomas R. Roland by deed of record in Book 7404, page 114, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1036-1038-1040-1042 Patio Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry D. Spencer, his heirs and assigns forever.

And I do covenant with the said Jerry D. Spencer, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except:

1. Real property taxes for the year 1989 which have been assumed by Grantee.

2. Restrictive Covenants of record in Book 6555, page 578, Register's Office for Davidson County, Tennessee.

3. Easements and setback lines of record in Book 6259, pages 570 and 571, Register's Office for Davidson County, Tennessee.

And I do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to the said land to the said Jerry D. Spencer, his

heirs, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12 day of May, 1989.

Thomas R. Roland

Solely for the purpose of transferring any interest I may have in the above property, I, Shea W. Roland, wife of the Grantor, join in the execution of this instrument.

WITNESS my hand this 12th day of May, 1989.

Shea W. Roland

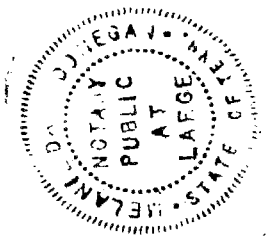
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Thomas R. Roland, (married), the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 12th day of May, 1989.

Melanie Dawn Donegan
NOTARY PUBLIC

My Commission Expires: Jan. 23, 1993



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Shea W. Roland, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 12th day of May, 1989.

Melanie Dawn Donegan
NOTARY PUBLIC

My Commission Expires: Jan. 23, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TR

The actual consideration or value, whichever is greater, for this transfer is $17000.00.

Thomas R. Roland
AFFIANT

Subscribed and sworn to before me this 12th day of May, 1989.

Melanie Dawn Donegan
NOTARY PUBLIC

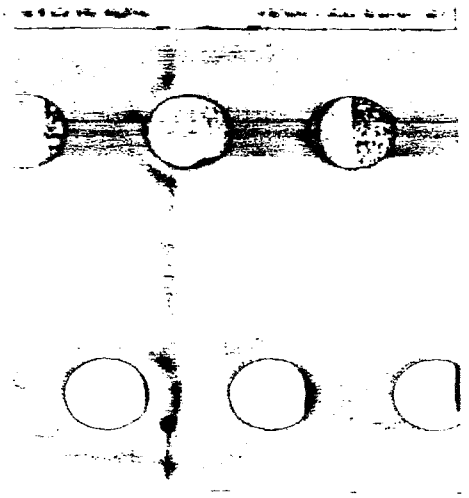
My Commission Expires: Jan. 23, 1993

0156B

326995

May 12 1 22 PM '89

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 7840 PAGE 352

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

| | |
|---|---|
| | 17000.00 |
| CON TX | 56.10 |
| PRFEE | 0.50 |
| WDEED | 9.00 |
| TOTAL | 65.60 |
| CHECK | 65.60 |

3 2 6 9 5

MAY 12 1 21 PM '89

05/12/89 01 13:23 0001 5804

No. 209237