BOOK 7846 PAGE 337

BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF May, 1989

Notary Public

MY COMMISSION EXPIRES 7-13-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
James P. Spencer (NAME)	American National Financial, Inc. (NAME)	13DA 35145
3938 Crouch Drive (STREET ADDRESS OR ROUTE NUMBER)	100 Ashford Center North, Suite 250 (STREET ADDRESS)	059-06-0-052.00
Nashville, TN 37207 (CITY) (STATE) (P O ZIP)	Atlanta, GA 30338 (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, Myriad Services, Inc. and G. W. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Spencer and wife, Lorine 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. 10 on the plan of Ewing Valley, Section 1, of record in Book 4300, page 167, Register's Office for said County.

Said Lot No. 10 fronts 72.97 feet, erroneously referred to as 42.21 feet in the prior conveyance, on the easterly margin of Crouch Drive and extends back 95.4 feet on the northerly line and 168.95 feet, erroneously referred to as 149.23 feet in the prior conveyance, on the southerly line to a dead line in the rear, measuring 115.4 feet thereon.

Being part of the same property conveyed to Myriad Services, Inc. and G. W. Sanders by deed from Lincoln State Savings and Loan Association, Inc. of record in Book 7588, page 639, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4601, page 374, said Register's Office, and to the matters set forth in the above referenced plan of record.

3493R

MAY 22 2 15 PM '89

This is improved (XX) unimproved ( ) property, known as 3938 Crouch Drive (House Number) (Street) Nashville, TN (P O Address) (City or Town) 37207 (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 2nd day of March, 19 89

Myriad Services, Inc.

BY: Kevin Sewell, President

G. W. Sanders

BOOK 7846 PAGE 338.

INDIVIDUAL ACKNOWLEDGEMENT

State of ~~XXXXXX~~ Texas

County of Bexar

Personally appeared before me, the undersigned, a Notary Public of said county, G. W. Sanders

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 2nd day of March, 19 89

Dara Bohannon

NOTARY PUBLIC

My commission expires:
08/28/91

CORPORATE ACKNOWLEDGEMENT

State of Tennessee

County of DAVIDSON

Before me, the undersigned of the state and county aforesaid, personally appeared Kevin Sewell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the Myriad Services, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in in Nashville, Tennessee, this 17th day of May, 19 89

Patricia Spicer Carden

NOTARY PUBLIC

My commission expires:
4-13-91

WARRANTY DEED

FROM

Myriad Services, Inc. and

G. W. Sanders

TO

James P. Spencer and wife,

Lorine Spencer

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

3579 05/22 0101 03CHECK 207.80

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7846 PAGE 339

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 61000.00
CON TX 201.30
PRFEE 0.50
WDEED 6.00
TOTAL 207.80
CHECK 207.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/89 01 14:14 0001 8579

34938

MAR 22 2 15 PM '89

No. 211968