COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

x Carmen A Lentz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 19 89

Lou Stephens
Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Carmen A. Lentz (NAME)	Fidelity Federal Savings & Loan Association (NAME)	136-03-0A
3880 Priest Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	095.00co
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	12D 59675

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, William B. Spencer and wife, Jan Elizabeth Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carmen A. Lentz and Pamela Jo Hunter, unmarried persons

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 Townhouse No. 11, Building No. 19 in a Horizontal Property Regime on Priest Lake Park Condominimum Townhouses, Phase I, of record in Plat Book 4460, Page 79, and revised in Plat Book 4460, Page 88, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William B. Spencer and wife, Jan Elizabeth Spencer by deed from Mark O. Wren and William B. Spencer and wife, Jan Elizabeth Spencer, of record in Book 5817, Page 398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fidelity Federal Savings and Loan Association of record in Book 5216, Page 525, said Register's Office with a present unpaid balance of approximately $23,321.35, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This instrument is executed on behalf of William B. Spencer and wife, Jan Elizabeth Spencer by Danny B. Wood as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7892, Page 382, in the Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (XX) improved property, known as 3880 Priest Lake Drive, Nashville, TN 37217
(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 14th day of July, 19 89

William B Spencer — Jan Elizabeth Spencer

William B. Spencer — Jan Elizabeth Spencer

by Danny B. Wood — by Danny B. Wood

STATE OF TENNESSEE
Davidson County

BOOK 7892 PAGE 382

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

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires_____ _____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____.

Commission Expires_____ _____Notary Public

WARRANTY DEED

FROM

TO

50390

IDENTIFICATION REFERENCE

JUL 19 12 10 PM '89

DAVIDSON COUNTY, TN

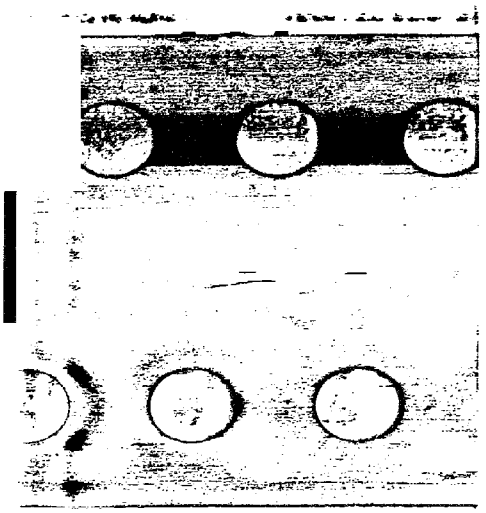
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

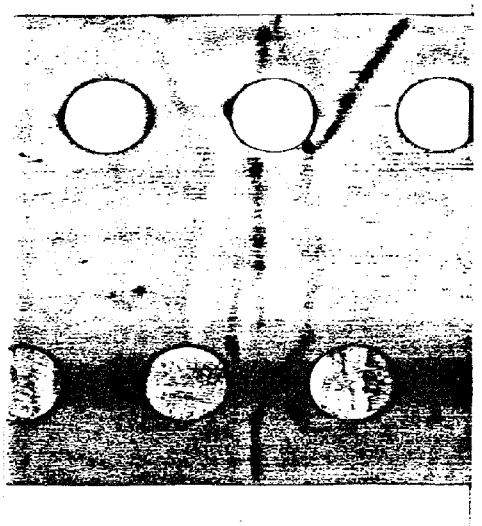
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 1989 before me personally appeared Danny B. Wood the person who executed the foregoing instrument on behalf of William B. Spencer and wife, Jan Elizabeth Spencer and acknowledged that he executed the same as the free act and deed of the said William B. Spencer and wife, Jan Elizabeth Spencer, through Power of Attorney granted him by the said William B. Spencer and wife, Jan Elizabeth Spencer.

Commission expires: 10-9-91

Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7892 PAGE 383

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	39900.00
CON TX	131.67
PRFEE	1.00
WDEED	6.00
TOTAL	138.67
CHECK	138.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50390

IDENTIFICATION REFERENCE

JUL 19 12 10 PM '06

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 230275