STATE C
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

F. Gene Spitzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 1989.

Harold Reeves
Notary Public

MY COMMISSION EXPIRES: 5-22-93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
F. Gene Spitzer (NAME)	Goodwin Mortgage Corporation (NAME)	6DA-33776
1012 A & B Crowder Court (STREET ADDRESS OR ROUTE NUMBER)	48 South Prescott, Suite 1 (STREET ADDRESS)	MAP 133-4
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38111 (CITY) (STATE) (ZIP)	PARCEL 52

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, Daniel C. Brown and wife, Marcia J. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. Gene Spitzer and wife, V. Annette Spitzer, as tenants by the entirety

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:

BEING Lot No. 7, Section 3, Battlewood, of record in Book 3300, Page 4, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Daniel C. Brown by deeds of record in Book 6520, Page 928, and Book 7262, Page 802, Register's Office, Davidson County, Tennessee.

Marcia J. Brown herein joins to convey any and all rights and interest she may have; especially her marital rights.

This conveyance is subject to restrictions of record in Book 3248, Page 212, said Register's Office.

This conveyance is subject to a public utility & drainage easement; public utility & drainage & sewer easement; public utility easement; utility anchor easement; minimum building setback line; flow of Mill Creek; and 100 year flood line, of record in Book 3300, Page 4, Register's Office, Davidson County, Tennessee.

This conveyance is subject to easement of record in Book 3460, Page 510, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1012 A & B Crowder Court, (House Number) (Street) Nashville, TN. 37211 (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 18th day of August, 19 89

Daniel C. Brown

Daniel C. Brown

Marcia J. Brown

Marcia J. Brown

STATE OF TENNESSEE
Davidson County

BOOK 7920 PAGE 941

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel C. Brown and wife, Marcia J. Brown

the bargainorS, 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 18th day of August 19 89

Commission expires 5-22-93

Notary Public

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such (they) _____ 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 _____

Notary Public

WARRANTY DEED

FROM
Daniel C. Brown
Marcia J. Brown

TO
F. Gene Spitzer
V. Annette Spitzer

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

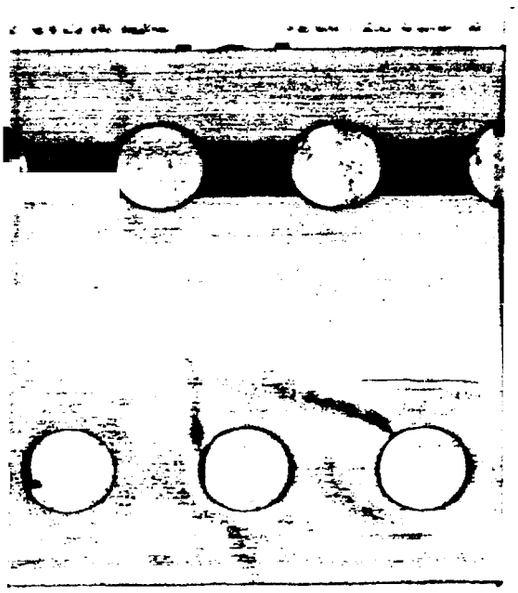
60012

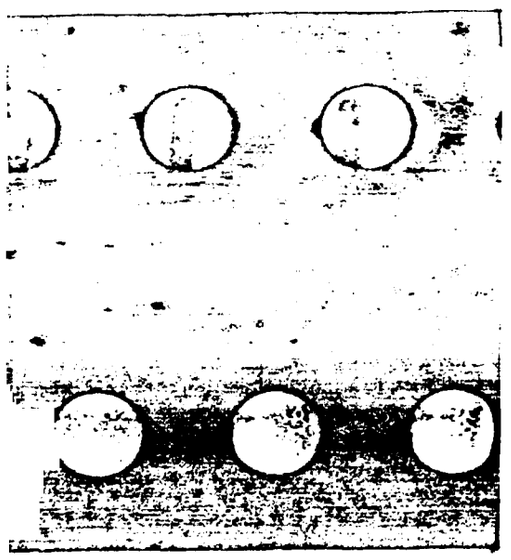
IDENTIFICATION REFERENCE

AUG 23 12 01 PM '88

DAVIDSON COUNTY, TN

8365 08/23 0101 03CHECK 299.05





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

RECEIVED OF _____

FOR _____

BOOK 7920 PAGE 942

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 88500.00
CON TX 292.05
PRFEE 1.00
MDEED 6.00
TOTAL 299.05
CHECK 299.05

08/23/89 01 12:02 0001 8365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60012

IDENTIFI REFERENCE

AUG 23 12 03 PM '89

DAVIDSON COUNTY, TN

No. 241695