FILED FOR 45

BOOK 7973 PAGE 14

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Robert G. Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 1989

Patricia Purtell
Notary Public

MY COMMISSION EXPIRES: 7/22/93

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert G. Spencer	First Investment Company	MAP 73-1
(NAME)	(NAME)	
2726 Bobby Avenue	4300 East Broad, P. O. Box 749	PARCEL 110
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Columbus, OH 43216	15DZ53430
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Carl T. Murphy and wife, Susan F. Murphy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert G. Spencer and wife, Lydia J. 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.

BEING Lot No. 46 on the Map of Happy Valley, Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 7, 1945, and by Winston Gaffron, Jr., Surveyor, dated July 26, 1980, as follows:

Beginning on the southerly margin of Bobby Avenue at a point 625 feet, more or less, east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 45 and 46; thence with the line between said two lots, southwardly 140 feet to the northerly line of the McDonald Land; thence with the line between said two lots, northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue westwardly 75 feet to the beginning.

Being the same property conveyed to Carl T. Murphy and wife, Susan F. Murphy, by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 5908, page 355, said Register's Office.

78330

IDENTIF. TREFERENCE

Nov 1 11 03 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

0056 11/01 0101 03CHECK 172.00

This is unimproved ( ) improved (XX) property, known as 2726 Bobby Avenue, Nashville, TN 37216
(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 heir 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 covey 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 30th day of October, 1989

Susan F. Murphy

Carl T. Murphy

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl T. Murphy and wife, Susan F. Murphy

the bargainors, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 1992.

Commission expires 7/24/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 / himself (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

Carl T. Murphy
Susan F. Murphy

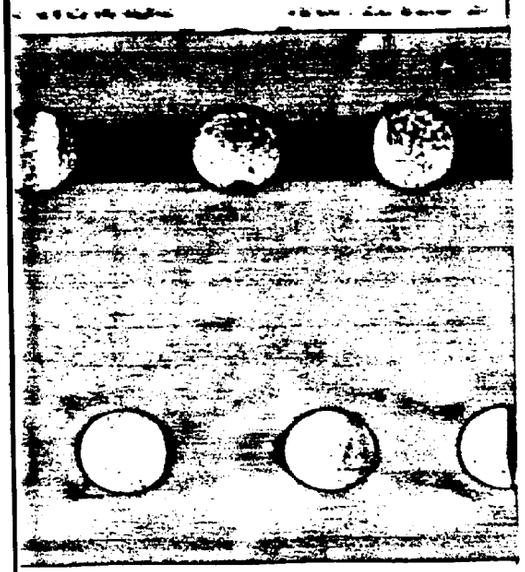
TO

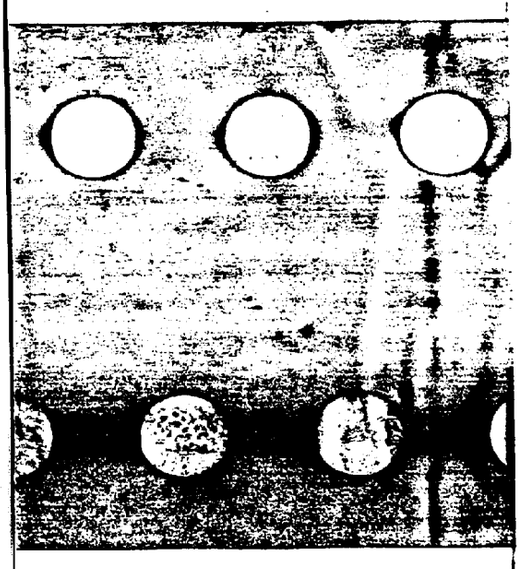
Robert G. Spencer
Lydia J. Spencer

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7973 PAGE 16

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 50000.00
CON TX 165.00
PRFEE 1.00
WDEED 6.00
TOTAL 172.00
CHECK 172.00

11/01/89 01 11:03 0001 0056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78330

IDENTIF. REFERENCE

Nov 1 11 03 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 262951