BOOK 8054 PAGE 814

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Anthony Spencer (NAME)	Sovran Mortgage Corporation (NAME)	4D 38015
352 Keaton Avenue (ADDRESS)	201 East Cary Street (ADDRESS)	MAP 43-4
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Richmond, VA 23231-3736 (CITY) (STATE) (ZIP)	PARCEL 45

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, James D. Mitchell and wife, Rebecca K. Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Anthony Spencer and wife, Patty B. 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 "S" on the unrecorded map showing the Subdivision of Lots Nos. 46 through 49 and 64 through 66 on the unrecorded plan of Scenic View Subdivision and described according to a survey made by James L. Murphy, Jr., Surveyor, August 2, 1959, and further described according to a survey made by John Kohl, November 26, 1976, as follows:

Beginning at a point in the southwesterly margin of Keaton Avenue, 1,776.45 feet northwest from a concrete monument set at the beginning of a curve into Hillman Place; thence South 44 deg. 12' West, 148.5 feet, to a point; thence North 46 deg. 29' West, 72 feet, to a point; thence North 41 deg. 50' East, 130.7 feet, to the margin of Keaton Avenue; thence with the margin of said Avenue, South 59 deg. 21' East, 79.55 feet, to the point of beginning.

Being the same property conveyed to James D. Mitchell and wife, Rebecca K. Mitchell, by deed from Michael Thomas Meehan and wife, Laura Kathryn Meehan, of record in Book 7033, page 765, Register's Office for Davidson County, Tennessee.

07 1 57 IDENTIF. REFERENCE MAR 1 9 16 AM '90 DAVIDSON COUNTY TN.

8180 03/01 0101 03CHECK 167.05

This is unimproved ( ) improved (X) property, known as 352 Keaton Avenue, Old Hickory, Tennessee 37138
(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 23rd day of February, 19 90

James D. Mitchell

Rebecca K. Mitchell

DCTN01W 12-88 First Data Systems, Inc 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8054 PAGE 815

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Mitchell and wife, Rebecca K. Mitchell

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 23rd day of February 19 90

Commission expires 5-20-92

Joyce B. [illegible]
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

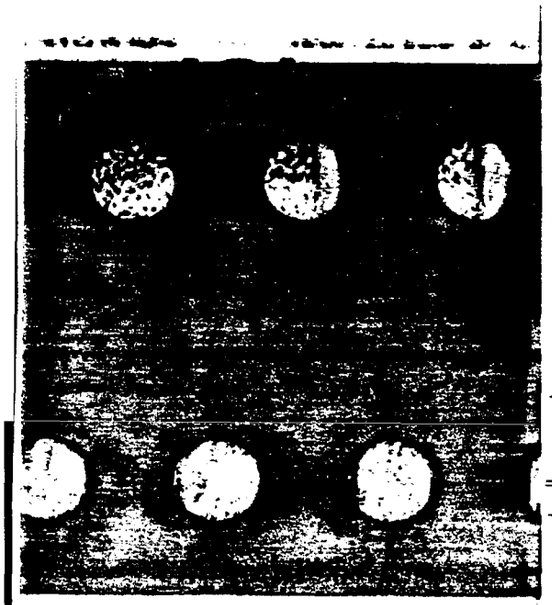
James D. Mitchell and wife, Rebecca K. Mitchell

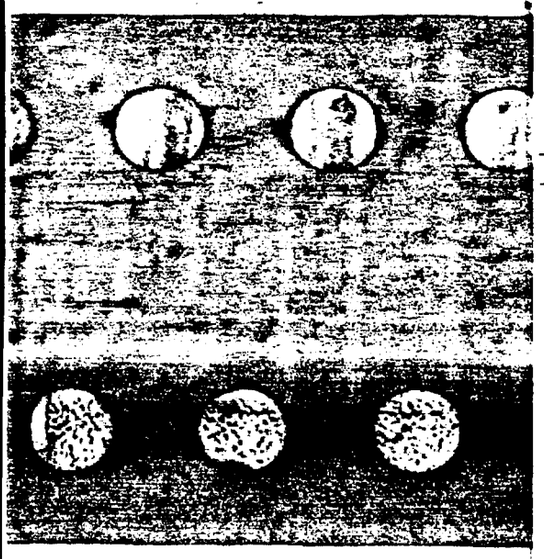
TO

Harold Anthony Spencer and wife, Patty B. Spencer

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115





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

RECEIVED OF _____

FOR _____

BOOK 8054 PAGE 816

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48500.00
CON TX 160.05
PRFEE 1.00
WDEED 6.00
TOTAL 167.05
CHECK 167.05

03/01/90 01 09:17 0001 8180

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07157

IDENTIFICATION REFERENCE

MAR 1 9 16 AM '90

DAVIDSON COUNTY TN.

No. 296698