STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. PIERCEY, UNMARRIED	ATLANTIC COAST MORTGAGE COMPANY	MAP 52-09
(NAME) 412 GRAPEVINE AVENUE	(NAME) 12700 FAIR LAKES CIRCLE, STE 400	PARCEL
(ADDRESS) MADISON, TN 37115	(ADDRESS) FAIRFAX, VA 22033	90
(CITY) (STATE) (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, JOHN M. SPENCER AND WIFE, KELLY J. SPENCER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. PIERCEY, UNMARRIED

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 the northerly part of Lot No. 15 on the Plan of Montague Park, as of record in Book 421, page 141, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 99.5 feet on the southerly margin of Grapevine Avenue and runs back 70.5 feet on the easterly line and 70.5 feet on the westerly line, to a line in the rear, measuring 95 feet more or less.

Being the same property conveyed to JOHN M. SPENCER AND WIFE, KELLY J. SPENCER by deed of record in Book 5960, page 458, Register's Office for Davidson County, Tennessee.

492288

IDENTIFICATION

AUG 15 8 52 AM '90

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

9795 08/15 0101 03CHECK 188.50

This is improved (XX) unimproved property, known as 412 GRAPEVINE AVENUE, MADISON, TN 37115
(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 13th day of August, 19 90

Kelly Spencer
KELLY J. SPENCER

JOHN M. SPENCER

BOOK 8174 PAGE 520

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN M. SPENCER AND WIFE, KELLY J. SPENCER

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 GOODLETTSVILLE, Tennessee, this 13th day of August 19 90

Commission expires 1/23/93

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 _____ 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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8174 PAGE 521

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 55000.00
CON TX 181.50
PRFEE 1.00
WDEED 6.00
TOTAL 188.50
CHECK 188.50

08/15/90 01 08:54 0001 9795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49288

IDENTIFICATION REFERENCE

AUG 15 8 52 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 346224