Lot 41

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

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WARRANTY DEED

Name and Address of New Owner:
Randy G. & Lora J. Spencer

1312 Central Court
Hermitage, TN 37076

Send Tax Bills To:

Same

Street Address of Subject Property:	**Map-Parcel No:**
Unimproved	**64-3-C-16**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDYWINE POINTE PARTNERS, L.P.,** A Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Randy G. Spencer and wife, Lora J. Spencer hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 288 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, of record in Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above described parcel of land is subject to the following:
>
> 1. 1991 Metropolitan Government taxes.

2. Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision, Phase One, Section 2, of record in Book 8120, page 188, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, as of record in Book 7900, page 172, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 1st day of July, 1991, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
General Partner

BY: _____
G. Keeling Turner, II, President

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STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared G. Keeling Turner, Ii, 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 President of Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, the within named bargainor, and that as such general partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 1991.

Susan Lough Kane
NOTARY PUBLIC

My commission expires: 5-22-93

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $107,900.00.

Tera J. Spencer
Affiant

Subscribed and sworn to before me, this the 1st day of July, 1991.

Susan Lough Kane
NOTARY PUBLIC

My commission expires: 5-22-93

27482

IDENTIFICATION

JUL 1 3 31 PM '91

7815 07/01 0101 03CHECK 409.23



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
107900.00
CON TX 399.23
PRFEE 1.00
WDEED 9.00
TOTAL 409.23
CHECK 409.23

07/01/91 01 15:32 0001 7815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27482

IDENTIFICATION REFERENCE

JUL 1 3 31 PM '91

No. 436885