This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Kelvin Lee Spencer	Goodwin Mortgage Corp.	Map 91-11
5310 Indiana Avenue	P.O.Box 341869	Par 138
Nashville, Tennessee 37209	Bartlett, Tennessee 38134-1869	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, which includes the assumption by Kelvin Lee Spencer of that debt secured by a Deed of Trust of record in Book 7174, page 621, Register's Office for Davidson County Tennessee, We, Debra D. Soard Cannon and husband, Billy Ray Cannon, have this day bargained and sold, and do hereby transfer and convey to the said Kelvin Lee Spencer, his heirs and assigns, certain real estate in Davidson, County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot Nos. 1211 and 1213 in Block 176 on the Plan of West Nashville No. 1 as of record in Book 57, pages 74 and 75, Register's Office for said County.
>
> Said Lot Nos. 1211 and 1213 front together 50.0 feet on the northerly margin of Indiana Avenue and extend back between parallel lines 150.0 feet to an alley.
>
> Being the same property conveyed to Debra D. Soard, by deed from Cathy Ann Mullens Mealer, of record in Deed Book 8255, Page 906 said Register's Office for Davidson, Tennessee. It is warranted that Debra D. Soard Cannon and Debra D. Soard are one and the same person.

This is improved property known as 5310 Indiana Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Kelvin Lee Spencer, his heirs and assigns, forever.

And we, Debra D. Soard Cannon and husband, Billy Ray Cannon, do covenant with the said Kelvin Lee Spencer that we are lawfully seized and possessed of said land in fee simple; that we have except as above stated.

And we, Debra D. Soard Cannon and husband Billy Ray Cannon, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kelvin Lee Spencer, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10TH day of January, 1992.

Debra D. Soard Cannon
DEBRA D. SOARD CANNON

Billy Ray Cannon
BILLY RAY CANNON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra D. Soard Cannon and husband Billy Ray Cannon, the within named bargainors, 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, at office, this 10TH day of January, 1992.

NOTARY PUBLIC

My commission expires:
July 22, 1995

7.6.1992 IDENTIFICATION REFERENCE JAN 13 12 57 PM '92 PICK-UP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is ~~$39,100.00~~ 37,032.35

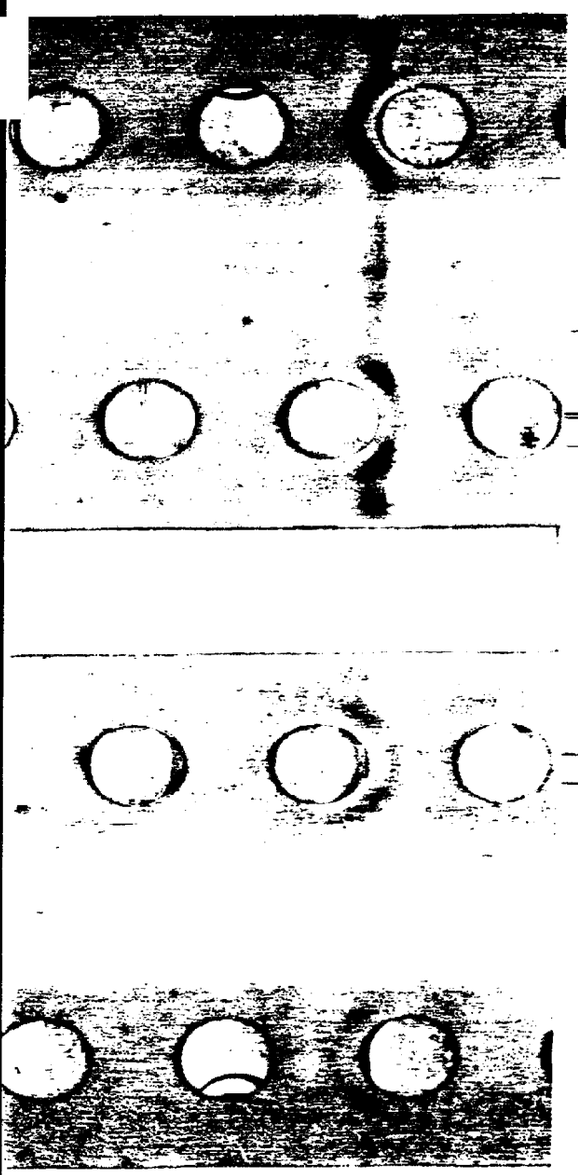
Kelvin Lee Spencer
AFFIANT

Subscribed and sworn to before me, this 10TH day of January, 1992.

NOTARY PUBLIC

My commission expires:
July 22, 1995

6325 01/13 0101 03CHECK 143.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8527 PAGE 65

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 37032.35
				CON TX 136.90
				PRFEE 1.00
				WDEED 6.00
				TOTAL 143.90
				CHECK 143.90
01/13/92	01			12:59 0001 6325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.194

IDENTIF. REFERENCE

Jan 13 12 57 PM

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 492739