10725 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8616 PAGE 526

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JANE ELLEN WEST (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	Map 172-8-A
5928 Retriever Court (STREET ADDRESS OR ROUTE NUMBER)	6012 Wilmington Pike (STREET ADDRESS)	Parcel 71
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	FB #5D63837

FOR AND IN 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, WILLIAM P. SPURGEON AND WIFE, MOLLY J. SPURGEON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANE ELLEN WEST, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 No. 71 on the Plan of Section Two-B Hunters Branch, as of record in Plat Book 6900, pages 336 and 337, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William P. Spurgeon and wife, Molly J. Spurgeon by deed from Phillips Builders, Inc. of record in Book 7464, page 839, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions and Restrictions of record in Book 6601, page 7; (3) By-Laws of record in Book 6632, page 429; (4) Charter of record in Book 6632, page 424; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 336 and 337, said Register's Office.

0 6 9 3 3 IDENTIF. [illegible] May [illegible] 92 [illegible] 3:50 PM 0130 033-ECK 3-7.40

unimproved ( )
This is improved (XX) property, known as 5928 Retriever Court, Antioch, Tennessee 37013

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 successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands or a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of April 19 92

WILLIAM P. SPURGEON

MOLLY J. SPURGEON
By: William E. Spurgeon, Attorney-in-Fact for Molly J. Spurgeon by Power of Attorney recorded simultaneously herewith.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM P. SPURGEON with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of April 19 92

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM P. SPURGEON, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of MOLLY J. SPURGEON and is authorized by her to execute this instrument on her behalf.

Witness my hand, at Office, this 30th day of April, 1992.

My commission expires: 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Jane Ellen West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 92

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
WILLIAM P. SPURGEON AND WIFE,
MOLLY J. SPURGEON

TO
JANE ELLEN WEST, UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8616 PAGE 528

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

DAMT 92000.00
CON TX 340.40
PRFEE 1.00
MJEED 6.00
TOTAL 347.40
CHECK 347.40

05/04/92 01 09:12 0001 2956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

069310

IDENTIF. [illegible]

MAY [illegible] 12 [illegible] 1992

[illegible]

No. 527231