This Instrument Was Prepared By:
Gerald G. Patterson, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8625 PAGE 725

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Mr. Rodney D. Buckle Unit 203, Spence Manor 11 Music Square East Nashville, TN 37203	New Owner	Map: 93 Parcel: 13-A-205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HELEN B. JEAN, an unmarried person (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RODNEY D. BUCKLE and wife, LOUISE A. MURPHY (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at Unit 205, Spence Manor Condominium, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 1992.

Helen B. Jean
HELEN B. JEAN

10122

IDENTIF. TREFERENCE

MAY 13 3 20 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6582 05/13 0101 03CHECK 142.50

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 Helen B. Jean, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Vicki A. Jones
Notary Public

My Commission Expires: 9-16-95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me,
this 30th day of April, 1992.

Vicki A. Jones
Notary Public

My Commission Expires: 9-16-95

Land in Davidson County, Tennessee, being Unit No. 205 of Spence Manor Condominium created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed, of record in book 6794, page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed to Helen B. Jean, unmarried, by deed from James E. Jewett of record in Book 7932, page 946, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

1. State and county taxes for the year 1992, a lien, but not yet due and payable.

2. Any supplemental assessments for the year in which improvements are completed as defined by Statute, together with any taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

3. The survey dated 9/24/82 by Turner Engineering Co., Inc. shows an encroachment of the back sidewalk on the northeast corner of the property and four water meters and water valves along the easterly property line (Music Square East), together with an encroachment of the block and concrete wall located on the subject property on the south side.

4. The premises is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Spence Manor Condominium, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 6794, page 260, Register's Office for Davidson County, Tennessee.

5. Subject to the liens for any unpaid assessments and/or special assessments.

6. Rights of others in and to the common elements.

EXHIBIT "B"

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8625 PAGE 729

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 12.00
TOTAL 142.50
CHECK 142.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/13/92 01 15:13:0401 6582

I 0 1 2 2

IDENTIF. REFERENCE

MAY 13 3 20 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 530793