To: B436

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

BOOK 8655 PAGE 432

WARRANTY DEED

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

Send Tax Bills To:
Randy G. Spencer and wife, Lora J. Spencer
c/o American Airflow
1312 Central Court
Hermitage, TN 37076

Street Address of Subject Property:

Map-Parcel No:
P/O 64-3-C-17

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:

SEE EXHIBIT A, ATTACHED HERETO

The conveyance of the above described parcel of land is subject to the following:

1. 1992 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, Revised, 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 10th day of June, 1992, by its duly authorized partner.

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

BY: Brandywine Pointe Company,
General Partner

BY: G. K. Turner II
G. Keeling Turner II, President

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 10th day of June, 1992.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: 3/26/94

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00 .

Affiant

Subscribed and sworn to before me, this the 10th day of June, 1992.

NOTARY PUBLIC

My commission expires: 3/26/94



EXHIBIT A

Land in Davidson County,Tennessee, being a portion of Lot No. 287, Phase One, Section 2, Revised Plat of Brandywine Pointe, as of record in Plat Book 7900, page 172, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

COMMENCING from an existing concrete monument being the northeasterly corner of Lot No. 285 of the aforementioned Revised Plat of Brandywine Pointe; thence north 07 degrees 30 minutes 00 seconds west 22.47 feet to an existing concrete monument being the southwesterly corner of said Lot 287; thence with the southerly line of Lot 287 south 75 degrees 40 minutes 00 seconds east 97.89 feet to an existing concrete monument; thence north 38 degrees 50 minutes 00 seconds east 63.65 feet to an iron rod being the point of beginning of the herein described property; thence north 50 degrees 11 minutes 01 seconds west 172.84 feet to a new iron rod lying in a curve on the southerly margin of Turner Court; thence with said margin in a curve to the left having a central angle of 22 degrees 55 minutes 08 seconds, a radius of 50 feet, an arc lengh of 20.00 feet and a chord bearing and distance of north 47 degrees 47 minutes 57 seconds east 19.87 feet to an existing iron rod being a corner in common with Lot 288 as shown on said plat; thence leaving said margin south 53 degrees 40 minutes 00 seconds east 169.88 feet to an existing iron rod; thence south 38 degrees 50 minutes 00 seconds west 30.00 feet to the point of beginning, containing 4,232.8 square feet or 0.097 acres, more or less.

Being part of the 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.

20584

IDENTIF. REFERENCE

JUN 18 3 06 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2699 06/18 0101 03CHECK 105.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8655 PAGE 436

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

06/18/92 01 15:07 0001 2699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20584

IDENTIF. REFERENCE

JUN 18 3 06 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 542431