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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Thomas E Spencer Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 1992

Notary Public

MY COMMISSION EXPIRES: 9/26/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Thomas E. Spencer, Jr. (NAME)	Thomas E. Spencer, Jr. (NAME)	Map 91-10
6506 Thunderbird Dr. (STREET ADDRESS OR ROUTE NUMBER)	6506 Thunderbird Dr. (STREET ADDRESS)	Parcel 375
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37209 (CITY) (STATE) (ZIP)	12W - 13000

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, WE, I, Margaret E. Spencer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Spencer et ux Donna Spencer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 76 on the revised plan of Section I, Morrow Meadows, as of record in Book 2083, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Margaret E. Spencer by deed from Ronnie Eugene Blea et ux Melissa LeGate Blea of record in Book 6566, Page 884, Register's Office for said county.

This conveyance is made subject to restrictive covenants of record in Book 2300, Page 421, Book 2397, Page 188, and Book 2398, Page 596, Register's Office for said county.

23531

IDENTIF. REFERENCE

JUN 29 2 32 PM '92

REGISTER DAVIDSON COUNTY TN.

PICK-UP

6001 06/29 0101 03CHECK 155.00

unimproved ( ) This is improved (X) property, known as 5420 Illinois Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my hand this 19th day of June, 1992

Margaret E. Spencer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lisa Parnell, a Notary Public in and for said County and State, the within named Margaret E. Spencer

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 19 92.

Commission Expires 09/26/92

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

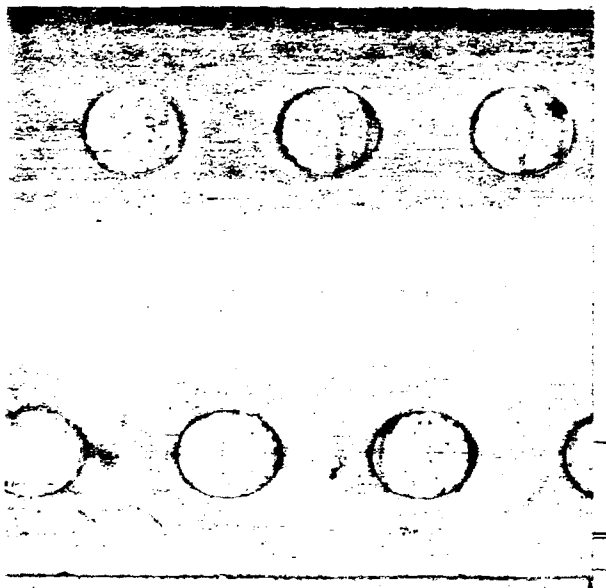
WARRANTY DEED

FROM Margaret E. Spencer

TO Thomas E. Spencer, Jr. et ux Donna Spencer

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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

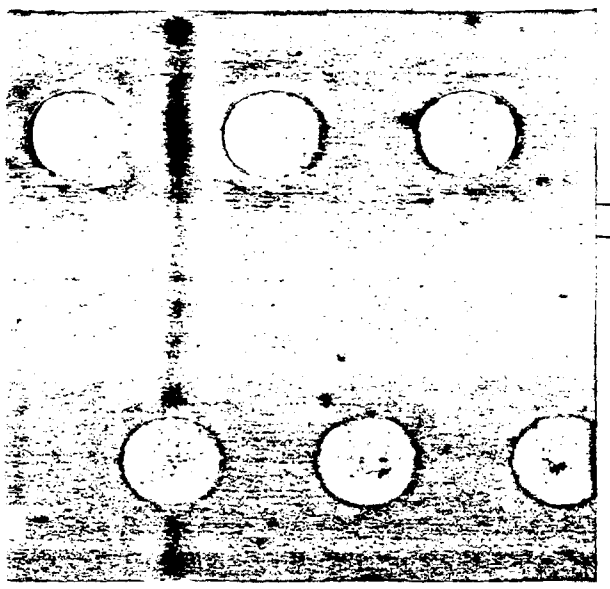
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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 40000.00
CON TX 148.00
PRFEE 1.00
MTGFEE 6.00
TOTAL 155.00
CHECK 155.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/29/92 01 14:32 0001 6001

23531

IDENTIF. REFERENCE

JUN 29 2 32 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN

No. 545698