BOOK 8735 PAGE 685 Box 1

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Jack R. Spence, Jr. (NAME)	Temple-Inland Mortgage Corporation (NAME)	150-11-0
3301 Towne Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	301 Congress Avenue (STREET ADDRESS)	76.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Austin, TX 78701 (CITY) (STATE) (ZIP)	osDX05822

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, Michael L. James and wife, Pamela M. James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack R. Spence, Jr. and wife, Lisa S. Spence

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:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Towne Village of The Country Section II of record in Plat Book 5200, Page 176 and 177, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael L. James and wife, Pamela M. James by deed of record in Book 5661, Page 263, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

4786

IDENTIFICATION REFERENCE

SEP 23 9 23 AM '92

DAVIDSON COUNTY, TN

9027 09/23 0101 03CHECK 231.00

This is unimproved (X) improved ( ) property, known as 3301 Towne Ridge Drive, Antioch, TN 37013
(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 our hand s this 18th day of September, 19 92

Michael L. James

Pamela M. James 9-18-92

STATE OF TENNESSEE
~~XXXXXX~~ Davidson County
At Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael L. James and wife, Pamela M. James

the bargainor s, 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 and official seal at Antioch, Tennessee, this 10th day of September, 19 92.

Commission Expires October 9, 1995

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___.

Commission Expires _____

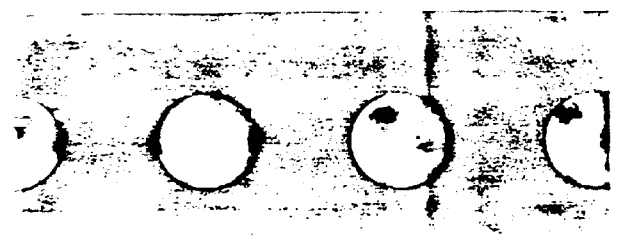
_____ Notary Public

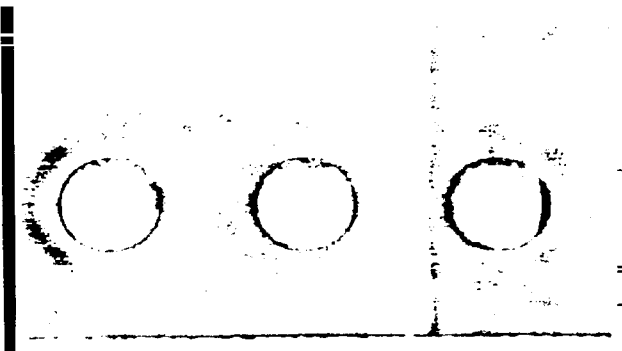
WARRANTY DEED

FROM
Michael L. James and wife, Pamela M. James

TO
Jack R. Spence, Jr. and wife, Lisa S. Spence

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

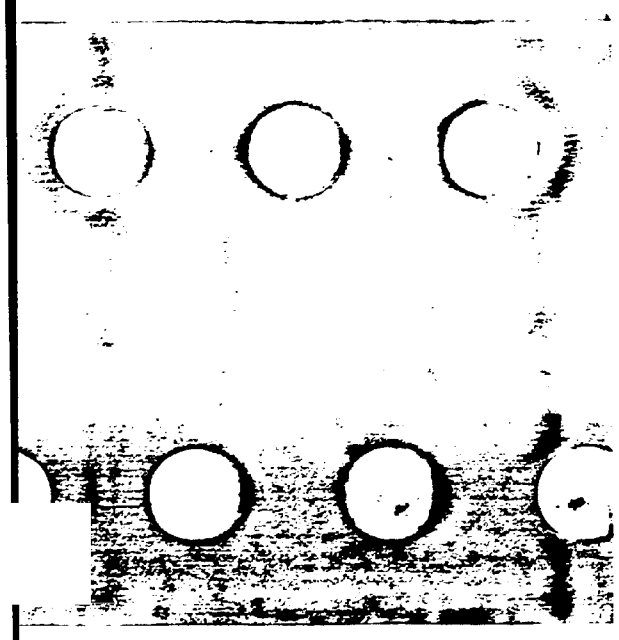
FOR _____

BOOK 8735 PAGE 687

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 60000.00



CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

09/23/92 01 09:24 0001 9027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 7:8 6: 8.

IDENTIFI REFERENCE

SEP 23 9 23 AM '92

[illegible] Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 572645