File Box 38 - First Title and Escrow Co., Inc. #11989

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9119 PAGE 412

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37205

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALFRED J. SPENCER	NORTH AMERICAN MORTGAGE COMPANY	Map 104-13
(NAME)	(NAME)	
3600 Bellwood Avenue	3883 Airway Drive	Parcel 227
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Santa Rosa, CA 95403	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, FRANK ANTHONY GREGO AND WIFE, MARGARET E. CLICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALFRED J. SPENCER AND WIFE, STREATER O. SPENCER

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 part of Lot No. 33, Block B on the Plan of Bellwood, as of record in Plat Book 547, pages 149 and 150, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Bellwood Drive at the common corner of Lots Nos. 32 and 33; thence with the line between said lots, northwardly 101.67 feet to the common corner of Lots Nos. 20, 32, and 33; thence eastwardly 87.5 feet to a point in the westerly margin of Valley Vista Road, said point being 35 feet south the common easterly corner of Lots Nos. 20 & 33; thence with the westerly margin of Valley Vista Road, southwardly 136.15 feet to a curve; thence around said curve, having a radius of 15 feet, southwestwardly to a point in the notherly margin of Bellwood Drive; thence with the northerly margin of said Drive, westwardly 131.13 feet to the point of beginning.

Being the same property conveyed to Frank Anthony Greco and Margaret E. Click, a joint tenants with right of survivorship, by deed from Robert Daniel Mills, III and wife, Julia R. Mills of record in Book 7509, page 850, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and paid by the Sellers; (2) Easements of record in Book 3932, page 292; and (3) All matters appearing on the Plan of record in Plat Book 547, pages 149 and 150, said Register's Office.

75633 IDENTIF. & REFERENCE

93 OCT 19 PM 12:05 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

3532 10/19 0101 03CHECK 922.90

unimproved ( )
This is improved (XX) property, known as 3600 Bellwood Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, 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 (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of October, 19 93

Frank Anthony Grego
FRANK ANTHONY GREGO

Margaret E. Click
MARGARET E. CLICK

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK ANTHONY GREGO AND WIFE, MARGARET E. CLICK

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of October, 19 93.

My commission expires 11/20/96 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 19 93

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

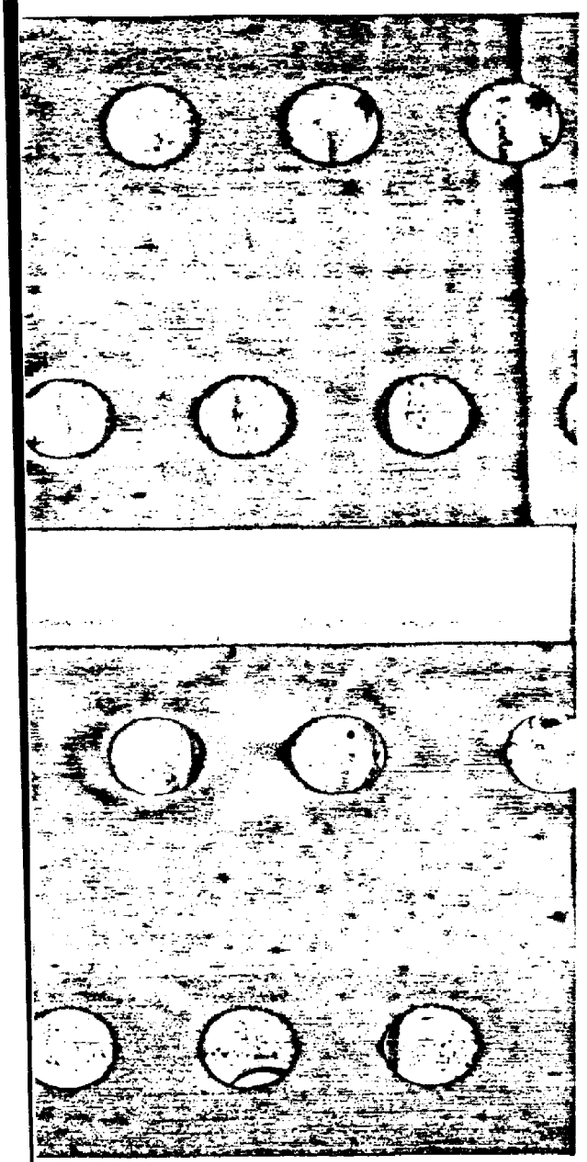
Notary Public

WARRANTY DEED

FROM FRANK ANTHONY GREGO AND WIFE, MARGARET E. CLICK

TO ALFRED J. SPENCER AND WIFE, STREATER O. SPENCER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C 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 _____

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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	247000.00
CON TX	913.90
PRFEE	1.00
WDEED	8.00
TOTAL	922.90
CHECK	922.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/19/93 01 12 RT 0001 3532

75633
IDENTIF. ↑ REFERENCE

93 OCT 19 PM 12:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 711382