File 12167 File Box 38 (First Title & Escrow Co., Inc.)

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

BOOK 9176 PAGE 44

Address New Owner(s):
Mr. Rodney D. Buckle
Unit 203, Spence Manor
11 Music Square East
Nashville, TN 37203

Send Tax Bills to
New Owner

Map: 93-13-A
Parcel: 305

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, CHARLES V. DUNCAN, a married person, and GORDON F. McCAMMON, a married 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 and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 305, together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.
>
> Being the same property conveyed to Bob L. Coon, Charles V. Duncan and Gordon F. McCammon as tenants in common by deed from James E. Jewett of record in Book 7959, page 769, said Register's Office. Bob L. Coon has since conveyed his interest in said property to Charles V. Duncan and Gordon F. McCammon by Quitclaim Deed of record in Book 8462, page 160, Register's Office for Davidson County, Tennessee.

The above described property does not presently serve as, nor has it ever served as, the principal residence of the Grantor.

This conveyance is made subject to:

1. State and County taxes for the year 1993, a lien now due and payable. Map 93-13-A, Parcel 305. Field Book No. 10W7980.

2. Charter of Incorporation of Spence Manor Condominium Association, Inc. of record in Book 6790, page 237, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Spence Manor Condominium of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee.

4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq.

This is improved property known as Unit 305, Spence Manor Condominium, 11 Music Square East, 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 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 herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors 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 30 th day of November, 1993.

Charles V. Duncan
CHARLES V. DUNCAN

Gordon F. McCammon
GORDON F. McCAMMON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Gerald G. Pattison, a Notary Public in and for the County and State aforesaid, personally appeared CHARLES V. DUNCAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office at Nashville, Tennessee, this 30th day of November 30, 1993.

Notary Public

My Commission Expires:
March 25, 1995

NOTARY PUBLIC AT LARGE STATE OF TENN.

1:GGP0128931.1c

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Gerald G. Patterson, a Notary Public in and for the County and State aforesaid, personally appeared GORDON F. McCAMMON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office at Nashville, Tennessee, this 30th day of November, 1993.

Notary Public

My Commission Expires:

March 25, 1995

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me,
this 30th day of November, 1993.

Notary Public

My Commission Expires: March 25, 1995

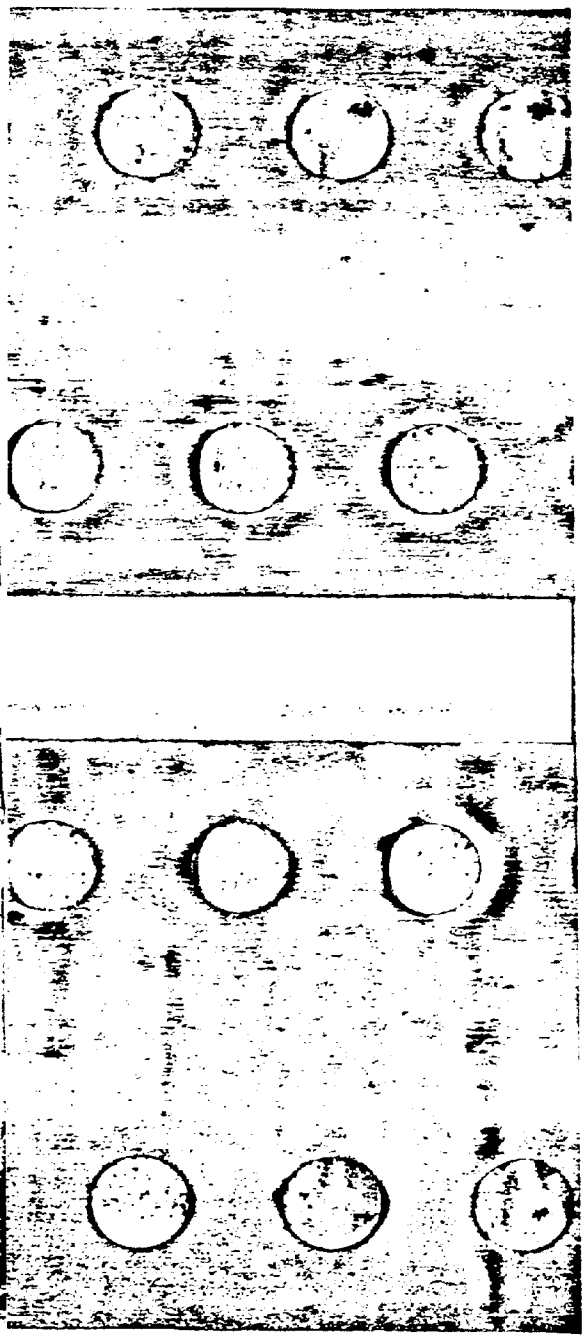
GERALD G. PATTERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

93242
IDENTIFICATION REFERENCE

93 DEC -6 AM 9:59
REGISTER
DAVIDSON COUNTY, TN.

0191 12/06 0101 03CHECK 161.00

1:GGP1130931.WP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9175 PAGE 47

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
			WDEED	12.00
			TOTAL	161.00
			CHECK	161.00
12/06/93	01	09:59	0001	0191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93242
IDENTIF. & REFERENCE

93 DEC -6 AM 9:59
REGISTER
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No.730246