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STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

18th DAY OF February 19 94

Notary Public

MY COMMISSION EXPIRES 12/21/96

Mail

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Larry G. Spencer (NAME)	Larry G. Spencer (NAME)	83-5-273
1303 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	1303 Eastland Avenue (STREET ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37206 (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, WE, David M. Hasting and wife, Karen N. Hasting

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry G. Spencer and wife, Gayle S. 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

Land in Davidson County, Tennessee, being the westerly thirty-five feet of Lot No. 29 and the easterly forty feet of Lot No. 28 on the plan of Edgewood addition, E.T. Brown's subdivision of the Bransford Place, a plan of which is of record in Book 332, Page 73, Register's Office for Davidson County, Tennessee. Said parts of Lots 28 and 29 adjoin each other and front together 75 feet on the north side of Eastland Avenue, and extend back northerly between parallel lines, 160 feet, more or less, to an alley.

Being the same property conveyed to David M. Hasting and wife, Karen N. Hasting by Deed of record in Book 8189, Page 576, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

unimproved ( )
This is improved (X) property, known as 1303 Eastland Avenue (House Number) (Street) Nashville TN 37206 (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. Whenever 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 hand(s) this 18th day of February, 19 94

David M. Hasting

Karen N. Hasting

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Hasting and wife, Karen N. Hasting

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 Gallatin, Tennessee, this 18th day of February, 1994

Commission expires 10 Feb 96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

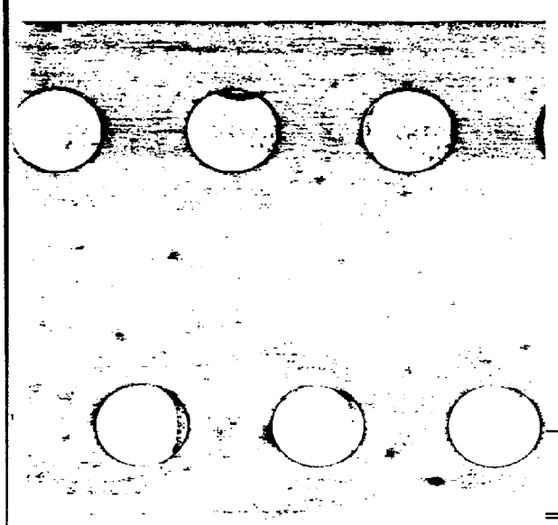
Furnished by:

21388
IDENTIFICATION REFERENCE

94 FEB 28 AM 8:24

REGISTER

9514 02/28 0101 03CHECK 386.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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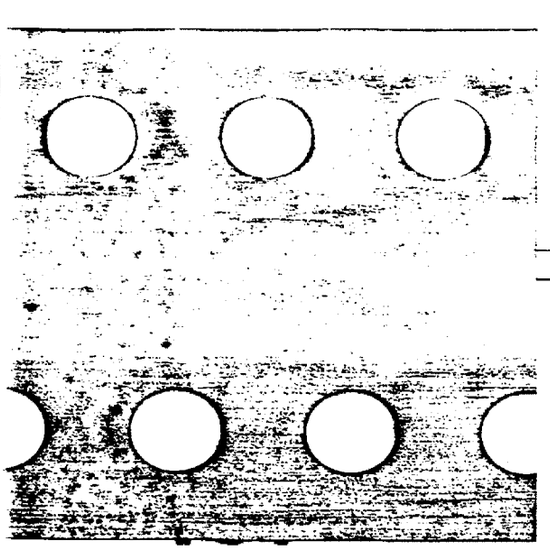
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
TOTAL 386.40
CHECK 386.40

02/28/24 01 [illegible] 9314

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



21388
IDENTIF. & REFERENCE

FEB 28 AM 8:24

[illegible] REGISTER

No. 760389