Name and Address of New Owner:
Richard W. Spencer, et ux.
142 Saddle Tree Drive
Hermitage, TN 37076

Send Tax Bills To:
Same

Prepared by:
D.W. McMackin
McMackin, Garfinkle, McLemore & Walker
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No.
64-12-A-142CO
04D89527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Richard W Spencer

Subscribed and sworn to before me on this 3rd day of March, 1994.

Notary Public

My Commission Expires: 11/26/94

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- ----------($10.00)---------- Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Harry D. Morgan, an unmarried widower, has bargained and sold, and does hereby transfer and convey unto the said Richard W. Spencer and wife, Julia F. Spencer, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a certain building identified as property map No. 142 as shown on the plan of Fox Run Section One (A Condominium), of record in Book No. 4956, page 582, in said Register's Office and being a part of Tract No. 1 of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, by deed from Kyle R. Weems, being of record in Book 5171, page 915, R.O.D.C.

Being the same property conveyed to Harry D. Morgan and wife, Barbara J. Morgan, by deed from Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee of record in Book 5205, page 395, Register's Office, Davidson County, Tennessee. The said Barbara J. Morgan is now deceased.

This is improved property located at 142 Jackson Trace, Hermitage, Tennessee 37076.

The above legal description is identical to the legal description in the previous deed of record.

This conveyance is made expressly subject to the following: (1) The plan of record in Book 4860, page 52, said Register's Office, shows an owner's certificate, and certain easements; (2) Terms, conditions, provisions, covenants, easements and rights established by and contained in the Master Deed Establishing a Horizontal Property Regime of Fox Run, Section I, of record in Book 4956, page 582, said Register's Office, and the By-Laws of the Fox Run Condominium Association of record in Book 4956, page 590, Register's Office for Davidson County, Tennessee; (3) By instrument dated December 3, 1970, recorded in Book 4465, page 102, Register's Office for

Davidson County, Tennessee, said property is restricted against use as a cemetery or for cemetery related purposes for a period of 25 years from date; (4) A portion of the premises has been platted of record in Plat Book 4860, page 52, said Register's Office, showing Fox Run Condominium, Section I, and that portion of the premises is subject to all matters shown on said plat; (5) taxes for the current year which have been prorated and the payment of which has been assumed by the grantee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard W. Spencer and wife, Julia F. Spencer, their heirs and assigns forever. 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 provided above.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Richard W. Spencer and wife, Julia F. Spencer, their heirs and assigns, against the lawful claims of all persons.

Witness my hand on this 3rd day of March, 1994.

Harry D. Morgan, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry D. Morgan, the 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 official seal at Nashville, Tennessee, this 3rd day of March, 1994.

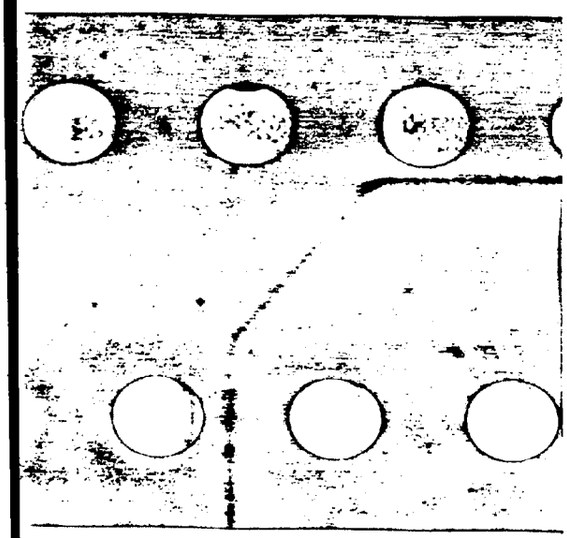
Notary Public

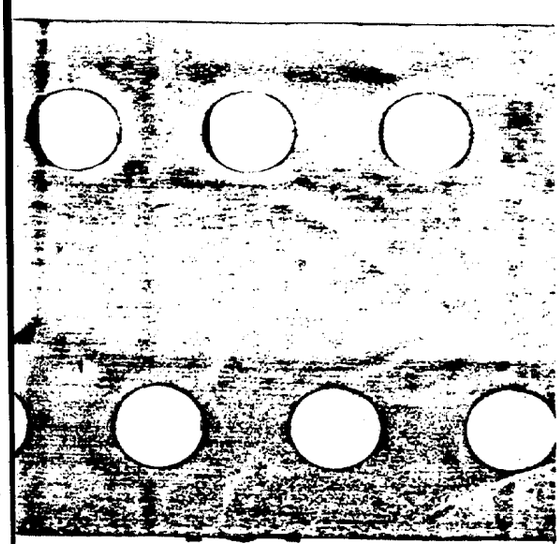
Commission Expires: 11/26/94

24177
IDENTIF. & REFERENCE

94 MAR -4 1:16
DAVIDSON COUNTY, TN.

7387 03/04 0101 03CHECK 231.





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

RECEIVED OF _____

FOR _____

BOOK 9268 PAGE 906

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
			CON TX	222.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	231.00
			CHECK	231.00
03/04/94	01	13:17	0001	7887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24177
IDENTIF. ↑ REFERENCE

94 MAR -4 PM 1:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 763305