K 9282

Box 53

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 9282 PAGE 821

WARRANTY DEED

Name and Address of New Owner:

Richard W. Spencer
Julia F. Spencer
142 Saddle Tree Drive
Hermitage, TN 37076

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map-Parcel No:**
1144 Safety Harbor Cove **Old Hickory, TN 37138**	**64-3-B-68**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDYWINE POINTE PARTNERS, L.P., A** Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RICHARD W. SPENCER AND WIFE, JULIA F. SPENCER**, hereinafter called **"GRANTEE"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 197 on the Plan of Phase Five, Section One, Brandywine Pointe, as of record in Book 7900, page 618, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, by deed of record in Book 8315, page 759, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Declaration of Covenants, Conditions and Restrictions of record in Book 9123, page 648, Register's Office for Davidson County, Tennessee.

2. All matters shown on the Plan of Phase Five, Section One, Brandywine Pointe, as of record in Book 7900, page 618, Register's Office for Davidson County, Tennessee.

3. 1994 Metropolitan Taxes, a lien but not yet due and payable.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 its hand this 16 day of March, 1994, by its duly authorized partner.

BRANDYWINE POINTE PARTNERS, L.P.,
A Tennessee Limited Partnership

BY: Brandywine Pointe Company,
A Tennessee Corporation,
Its General Partner

BY: G. Keeling Turner II
G. Keeling Turner, II
President

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **G. Keeling Turner, II,** 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 President of Brandywine Pointe Company, a Tennessee corporation, and general partner of Brandywine Pointe Partners, a Tennessee Limited Partnership, the within named bargainor, and that as such, being authoriuzed so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 1994.

NOTARY PUBLIC

My commission expires: 11/20/96

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $145,000.00

Richard W Spencer
Affiant

Subscribed and sworn to before me, this the 16th day of March, 1994.

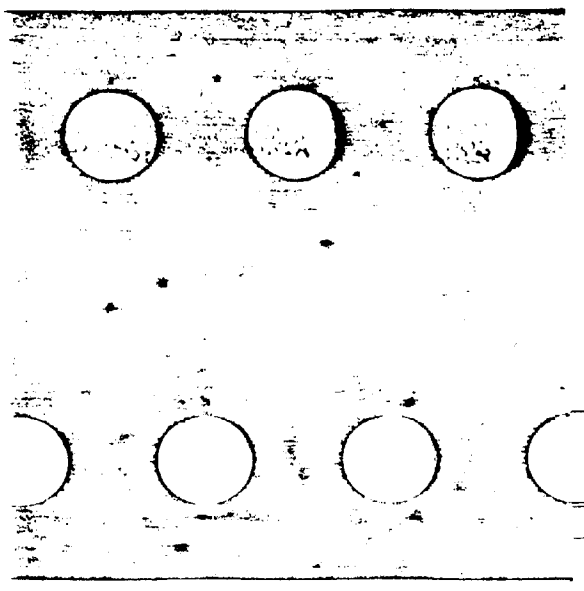
NOTARY PUBLIC

My commission expires: 11/20/96

94 MAR 18 AM 9:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3288 03/18 0101 03CHECK 549.50

29171



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

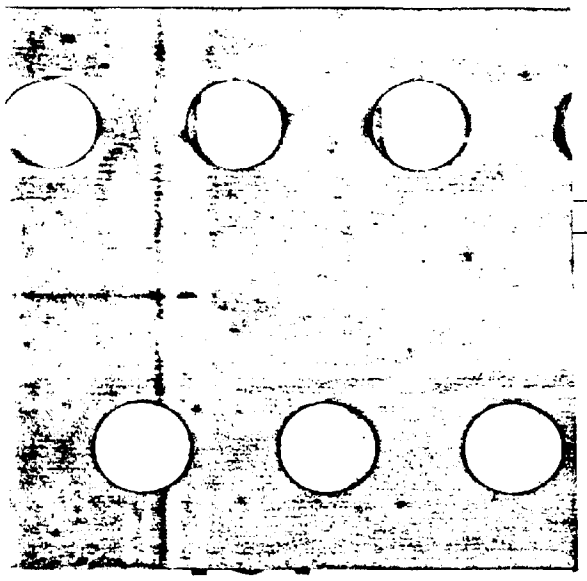
RECEIVED OF _____

FOR _____

BOOK 9282 PAGE 827

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
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 12.00
TOTAL 549.50
CHECK 549.50

03/18/94 01 09:35 0001 3288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29171

IDENTIFICATION/REFERENCE

94 MAR 18 AM 9:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 768636