[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Kenneth Martin Spencer]	~~The Peoples National Bank of Grayville~~]	MAP and PARCEL]
[Andrea Lorayne Spencer]	~~Attn: Tax Dept.~~]	]
[7621 Gerald Drive]	~~119 S. Middle Street~~]	15-14-0-57]
[Joelton, TN 37080]	~~Grayville, IL 62844~~ Same]	]

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

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 are hereby acknowledged, We, **Ronnie R. Felts and Sandra A. Felts, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Kenneth Martin Spencer and Andrea Lorayne Spencer, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Located in the Second Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

BEING all of Lot No. 2A on the Plan of Felts Subdivision, as shown on plat appearing of record in Book 6050, Page 495, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING a portion of the same property conveyed to Ronnie R. Felts and wife, Sandra A. Felts by deed from Willim T. Bozeman, Trustee, of record in Book 5744, Page 152, Register's Office, Davidson County, Tennessee.

This is property with a common address of 7621 Gerald Drive, Joelton, TN 37080.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6050, Page 495, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4576, Page 846, and in Book 5701, Page 589, said Register's office; 4) Sanitary Sewer and/or Storm Drainage Easement of record in Book 7515, Page 304, said Register's office.

5669 04/19 0101 03CHECK 332.75

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $87,500.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 15th day of April, 1994.]
[ ]
[My Commission Expires: 7/23/94 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **April, 1994**.

Ronnie R. Felts

Sandra A. Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Ronnie R. Felts and Sandra A. Felts, husband and wife** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **15th** day of **April, 1994**.

Notary Public
My Commission Expires: 7/23/98

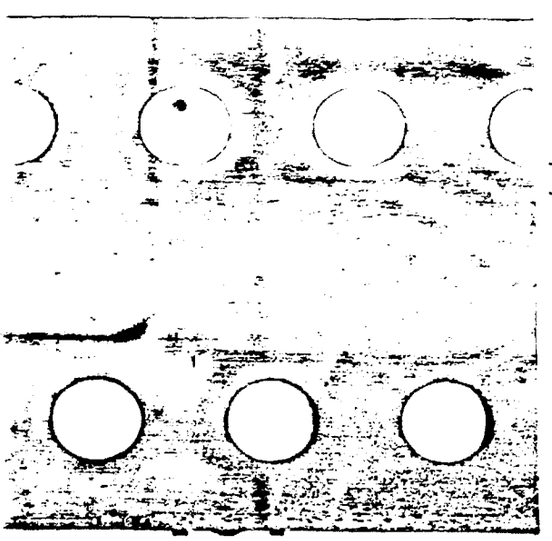
File No. 9404-117

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

40571
IDENTIF. ↑ REFERENCE

94 APR 19 AM 10: 10
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9316 PAGE 390

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	87500.00
CON TX	323.75
PRFEE	1.00
WDEED	8.00
TOTAL	332.75
CHECK	332.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/19/94 01 10:11 0001 5669

40571
IDENTIF. ↑ REFERENCE

94 APR 19 AM 10: 10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 780846