THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

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WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
JACK R. SPENCE and SUE S. SPENCE	Same	Map # 119-14-A
7213 RIVER BEND ROAD NASHVILLE, TENNESSEE 37221		Parcel # 75

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **JUDY A. BASS, UNMARRIED** (herein "Grantor"), does hereby transfer and convey unto **JACK R. SPENCE and SUE S. SPENCE, HUSBAND AND WIFE** , their successors and/or assigns (herein "Grantee"), a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Being Unit NO. 75 on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, as corrected in Book 5565, Page 424, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Judy A. Bass by deed from Martha W. Wallace, unmarried, of record in Book 6535, Page 170, Register's Office for Davidson County, Tennessee.

This land is improved property known as **2929 SELENA DRIVE, E-75, NASHVILLE, TENNESSEE 37211**.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantees, their heirs, successors and assigns forever.

The said Grantor does hereby covenant with the Grantees that she is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are prorated to the date of closing and assumed by the Grantees.
2. Matters set forth on the plan of record in Book 5200, Page 520, as corrected in Book 5565, Page 424, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, Page 48, said Register's Office.
4. Restrictive Covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, Page 393, said Register's Office.
5. Restrictive Covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, Page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937, and recorded in Book 1001, Page 539, said Register's Office.
6. Restrictive Covenants contained in deed from Nashville Trust Company to F.T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, Page 252, said Register's Office.
7. Restrictive Covenants contained in deed from Nashville Trust Company to W.R. Richards, dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, Page 628, said Register's Office, which are the same as in Book 946, Page 252, said Register's Office.
8. Restrictive Covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, Page 387, said Register's Office.
9. Restrictive Covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948, and recorded in Book 1581, Page 55, said Register's Office, which are the same as in Book 1579, Page 387, said Register's Office.
10. The Plan of record in Book 5200, Page 233, said Register's Office, as corrected by Surveyors Certificate of Correction of record in Book 5565, Page 424, said Register's Office, shows an Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.

11. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises, as set out in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; and Book 4260, Page 332, said Register's Office.

12. Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments, of record in Book 5585, Page 985, said Register's Office, and Bill of Sale, of record in Book 5585, Page 989, said Register's Office.

13. Terms, provisions, covenants, conditions, easements, and rights established by and contained in the Master Deed and Bylaws for Kingswood, as amended, recorded in Book 6058, Page 320, said Register's Office, including the plat recorded in Book 5200, Page 520, said Register's Office.

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Except as set forth above, the undersigned Grantor does further covenant and bind herself, and her heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all other persons or entities 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.

IN WITNESS WHEREOF the undersigned has executed this instrument this **8th** day of **June**, **1994**

Judy A. Bass
JUDY A. BASS

STATE OF TENNESSEE)
COUNTY OF Davidson)

4479 06/09 0101 03CHECK 118.15

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JUDY A. BASS, UNMARRIED**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **June, 1994**.

Elizabeth L. Barnard
Notary Public
My Commission Expires: 1/13/97

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is **$ 29,500.00**.

Jack R. Spence
Jack R. Spence

Sworn to and subscribed before me this **8th** day of **June, 1994**.

Elizabeth L. Barnard
NOTARY PUBLIC
My Commission Expires: 1/13/97

59564
IDENTIF. ▲ REFERENCE

94 JUN -9 PM 2:52
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

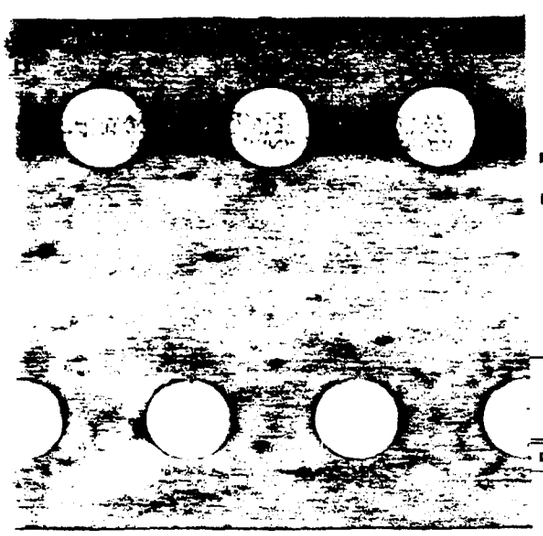
WD-W&S.DOC
File No. 1435

TENNESSEE TITLE & ESCROW CO.
Title Co. T.G. No.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

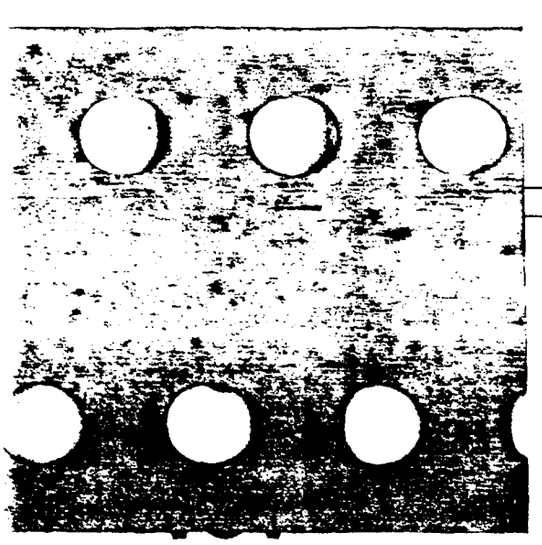
FOR _____

BOOK 9374 PAGE 265

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	29500.00
			CON TX	109.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	118.15
			CHECK	118.15
06/09/94	01		14:53 0001	4479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



59564
IDENTIF. ↑ REFERENCE

94 JUN -9 PM 2:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 801238