[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Scott A. Spencer]	First Investment Company]	MAP and PARCEL]
[Dawn M. Spencer]	Attn: Tax Dept.]	]
[1005 Pewter Court]	4300 East Broad St., PO Bx 729]	42-7-A-83]
[Madison, TN 37115]	Columbus, OH 43216-0729]	]

[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, **Glenn E. Sims and wife, Kimberly L. Sims, by and through my lawful attorney-in-fact, Glenn E. Sims**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Scott A. Spencer and Dawn M. 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:

Being Lot No. 329 on the Plan of Heritage Square, Phase Three, of record in Book 5200, Page 744, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Glenn E. Sims and wife, Kimberly L. Sims, by deed from Steven Thomas Pudlo and wife, Melody Morris Pudlo, of record in Book 8430, Page 30, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1005 Pewter Court, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being transferred in escrow; 2) The Plan of Record in Book 5200, Page 744, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6071, Page 766, and in Book 6122, Page 483, said Register's office. 4) Deed of Trust executed by Steven Thomas Pudlo and wife, Melody Morris Pudlo to David M. Amonette, Trustee of record in Book 7140, Page 476, dated February 12, 1987 and secured to First Investment Company in the principal amount of $59,250.00; 5) Deed of Trust executed by Glenn E. Sims and wife, Kimberly L. Sims to Cindy S. Smith, Trustee, appearing of record in Book 8430, Page 33, said Register's Office, in the principal amount of $50.00 and secured to Steven Thomas Pudlo and wife, Melody Morris Pudlo.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by the Deed of Trust of record in Book 7140, Page 476.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $65,000.00
[
[Affiant
[Subscribed and sworn before me this 26th day of August, 1994.
[
[My Commission Expires: 5/23/98 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 **26th** day of **August, 1994**.

94 AUG 30 AM 11:43
FILED FOR RECORD
DAVIDSON COUNTY, TN
REGISTER

86129
IDENTIF. & REFERENCE

X _____
Glenn E. Sims

X _____
Kimberly L. Sims

BY: GLENN F. SIMS ATTY
Glenn E. Sims
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Glenn E. Sims**, with whom I am personally acquainted, or who 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 **26th** day of **August, 1994**.

_____
Notary Public
My Commission Expires: 5-23-96

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 **Glenn E. Sims** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument as the free act and deed of the said **Kimberly L. Sims**, for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Kimberly L. Sims recorded simultaneously herewith.

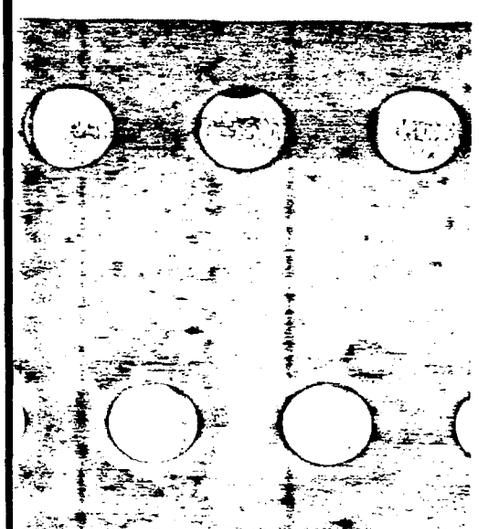
WITNESS MY HAND AND OFFICIAL SEAL, on this the 26th day of August, 1994.

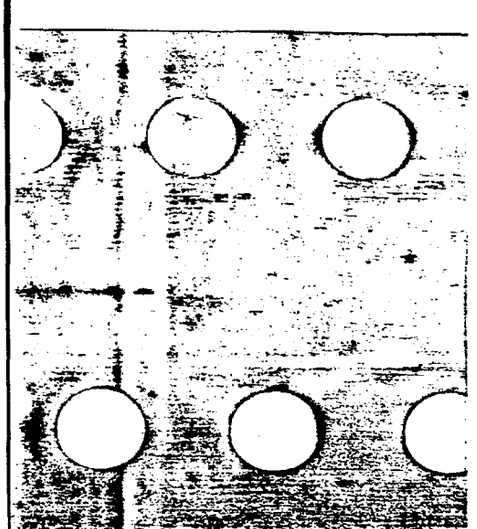
_____
NOTARY PUBLIC

My commission expires: 5/23/96

File No. 9407-255

3297 08/30 01:01 03E-NECK 249.50





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

RECEIVED OF _____

FOR _____

BOOK 9450 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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

08/30/94 01 11:43 0001 3297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86129
IDENTIF. ▲ REFERENCE

94 AUG 30 AM 11:43
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 829687