Box 17

WARRANTY DEED

BOOK 9470 PAGE 12

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Richard M. Livingston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard M. Livingston (NAME)	Community Mortgage Corporation (NAME)	MAP 162-8
36 Benzing Road (ADDRESS)	142 Timber Creek Drive (ADDRESS)	PARCE 49
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (CITY) (STATE) (ZIP)	5DU33682

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Howard G. Spencer and Lisa J. Spencer, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard M. Livingston

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Antioch Park, Section 1, as of record in Book 3600, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard G. Spencer and wife, Lisa J. Spencer, by deed from Jerry Wayne Weathers and wife, Nanette Kaye Weathers of record in Book 6622, page 752, Register's Office for Davidson County, TN. The said Howard G. Spencer and Lisa J. Spencer having been divorced by the Second Circuit Court for Davidson County, Tennessee, under Docket No. 92D-4424.

Subject to restrictions of record in Book 3861, page 744, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

92456
IDENTIF. & REFERENCE
94 SEP 20 AM 10:15
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 36 Benzing Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 our hand s this 16th day of September 19 94

Howard G. Spencer

Lisa J. Spencer

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 Howard G. Spencer and Lisa J. Spencer, both unmarried

the bargainor s, with whom I am personally acquainted or 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 16th day of September 19 94.

Commission expires 5-24-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0139 09/20 0101 03CHECK 267.63



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

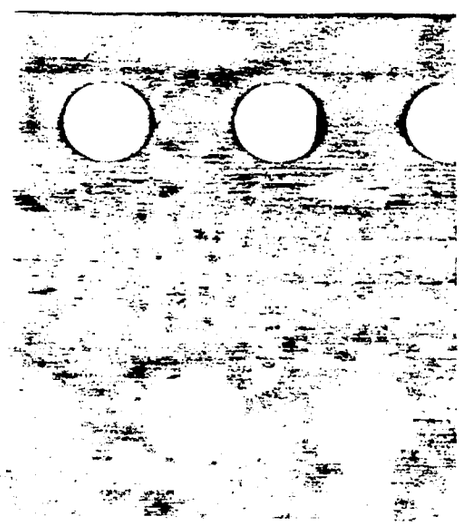
RECEIVED OF _____

FOR _____

BOOK 9470 PAGE 14

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 69900.00
CON TX 258.63
PRFEE 1.00
~~MREED~~ ~~8.00~~
~~TOTAL~~ ~~267.63~~
CHECK 267.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/20/94 01 10:14 0001 0139

92456
IDENTIF. & REFERENCE

94 SEP 20 AM 10: 15

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

No. 836447