BOOK 9483PG864

96804

IDENTIF. & REFERENCE

94 OCT -4 PM 12:17

DAVIDSON COUNTY, TN.

MAIL ENV.

This Instrument Prepared By:

Daniel W. Small
Attorney At Law
1749 Mallory Lane
Suite 120
Brentwood, Tennessee 37027

Address New Owner:
Rodney D. Buckle and
Louise Murphy
11 Music Square East
Unit 203
Nashville, TN 37203

Send Tax Bills To:
Same

Map-Parcel Numbers
Map 93-13-A-301
10W 07976
Map 93-13-A-303
10W 07976

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, SPENCE OLIVER and wife, JUDY K. OLIVER, the GRANTORS herein, have bargained and by these presents do transfer and convey to RODNEY D. BUCKLE and LOUISE MURPHY, jointly with right of survivorship, the GRANTEES herein, their successors and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 301 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Spence Oliver and wife, Judy K. Oliver, by deed from Spence Manor Joint Venture of record in Book 7876, page 685, Register's Office, Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 303 of Spence Manor Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6794, page 219, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made for the Plat of Spence Manor Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Spence Oliver and wife, Judy K. Oliver, by deed from Mark Alexander Zhislin of record in Book 8132, page 418, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 taxes, a lien not yet due and payable which have been prorated and assumed by Grantees.

2. Master Deed establishing a Horizontal Property Regime of Spence Manor Condominiums of record in Book 6794, page 219, Register's Office for said County, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contain therein, of record in Book 6794, page 260, and in Book 8546, page 996, Register's Office for said County.

3. Matters shown on a survey dated September 24, 1982, by Turner Engineering Co., Inc., including an encroachment of the back sidewalk on the northeast corner of the property and four water mains and water valves along the easterly property line (Music Square East), together with an encroachment of the block and concrete wall located on the subject property on the south side and such other matters as an accurate survey of the premises would show.

4. Subject to provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123).

~~5. Rights of any tenant of the property~~ JKOS

6. Easements and restrictions of record.

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, successors 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 set out. 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, successors and assigns against the lawful the claims of all persons, whomsoever.

WITNESS our hands this 29th day of September, 1994.

SPENCE OLIVER

JUDY K. OLIVER

[Notary follows on next page.]

BOOK 9483PG866

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel W. Small, a Notary Public of said county, Spence Oliver and wife, Judy K. Oliver, the within named grantors, 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, at office this 29th day of September, 1994.

Notary Public

My Commission Expires: 11/26/94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $110,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed this 29th day of September, 1994.

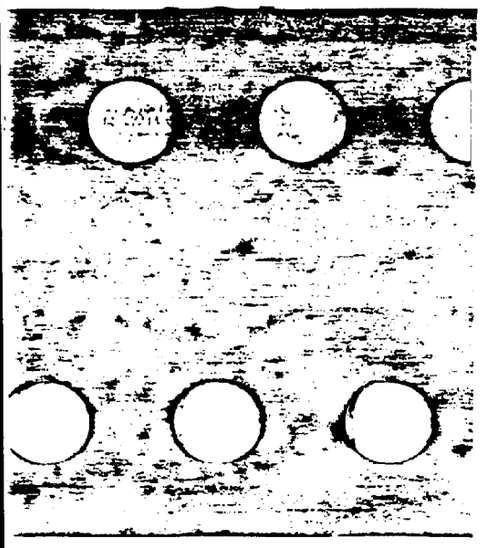
Notary Public

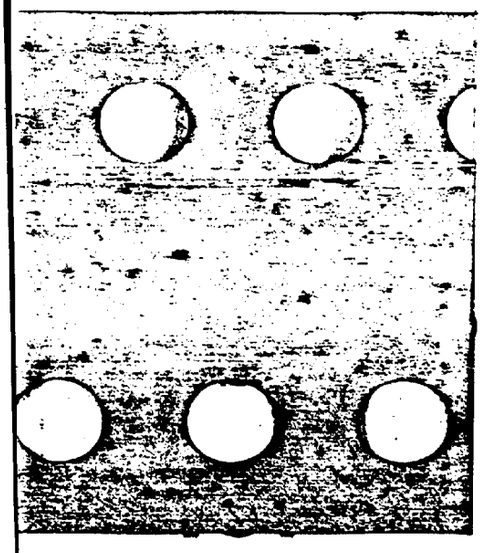
My Commission Expires:

11/26/94

4795 10/04 0101 03CHECK 420.00

DOX/a9/Buckle.WD





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

RECEIVED OF _____

FOR _____

BOOK 9483 PG 867

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
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 12.00
TOTAL 420.00
CHECK 420.00

10/04/94 01 12:16 0001 4795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96804
IDENTIF. ↑ REFERENCE

94 OCT -4 PM 12:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 841035