This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 9494 PG 710

ADDRESS NEW OWNER:
CLYDE M. SPENCER and EDITH M. SPENCER
JOHN MORRIS SPENCER
4812 Cascade Drive
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 64-12
PARCEL 18
FB# 4D-60520

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, FOY L. PRATER and wife, SHAMIRAN PRATER, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto CLYDE M. SPENCER and wife, EDITH M. SPENCER, and JOHN MORRIS SPENCER, as joint tenants with the right of survivorship, 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. 288 on the Plan of Sherwood Forest, Section Four, as of record in Plat Book 4460, Page 182, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Foy L. Prater and wife, Shamiran Prater by deed from U. S. Department of Veteran's Affairs of record in Book 8385, Page 187, said Register's Office.

This is improved property known as 4808 Cascade Drive, Old Hickory, TN 37138.

1994 County Property Taxes have been prorated and paid by the Grantor.

This conveyance is made subject to the following:

1. Restrictive Covenants of record in Book 4704, Page 448, and Book 4732, Page 763, Register's Office of Davidson County, Tennessee; and

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Sherwood Forest, Section Four of record in Plat Book 4460, Page 182, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said CLYDE M. SPENCER and wife, EDITH M. SPENCER, and JOHN MORRIS SPENCER, as joint tenants with the right of survivorship, their heirs and assigns, forever; and we, FOY L. PRATER and wife, SHAMIRAN PRATER, do further covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9494 PG 711

Witness our hands this the 14th day of October, 1994.

FOY L. PRATER

SHAMIRAN PRATER

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, FOY L. PRATER and wife, SHAMIRAN PRATER, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 14th day of October, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $77,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of October, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

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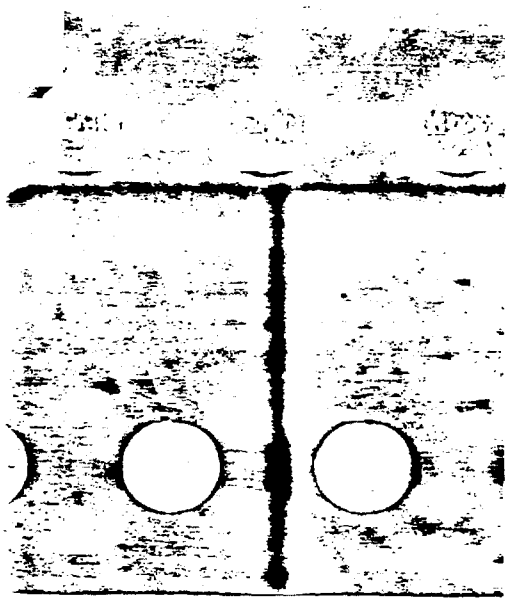
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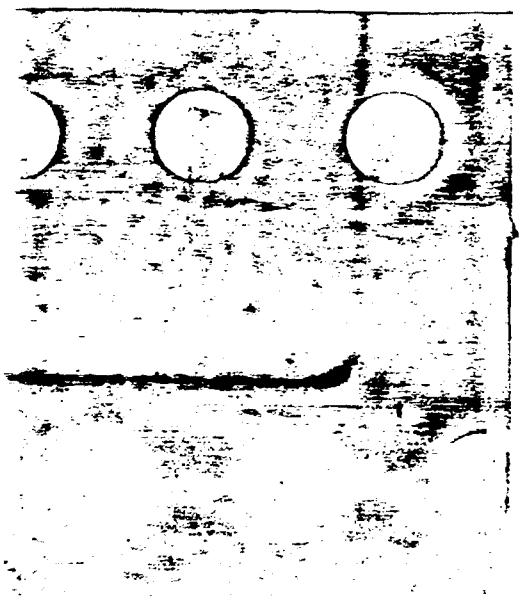
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FELIX [illegible]
REGISTER
DAVIDSON COUNTY, TN.

00388

IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9494 PG 712

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 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
TOTAL 293.90
CHECK 293.90

10/17/94 01 11:04 0001 8693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00388
IDENTIF. ↑ REFERENCE

94 OCT 17 AM 11:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 844888