BOOK 9535 PG 91

5-9B

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: Jan. 24, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Beverly Renee Byram (NAME) | MORTGAGE SERVICE AMERICA CO. (NAME) | MAP 142-5-D |
| 925 Todd Pries Drive, #C-403 (ADDRESS) | P.O. Box 7360 (ADDRESS) | PARCEL 15 |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Reno, Nevada 89510-7360 (CITY) (STATE) (ZIP) | |

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, James R. Spivey and wife, Judy A. Spivey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly Renee Byram, unmarried

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:

Being Unit C-403, together with the Carport designated No. C-403-C, in River Plantation, Section Four, a condominium, a Horizontal Property Regime, located on Todd Pries Drive, Nashville, Davidson County, Tennessee, as shown on the Plan of River Plantation, Section Four, Condominium Apartments, of record at Book 4860, Pages 17, 18, and 19, as amended in Book 4860, Page 107, Register's Office for Davidson County, Tennessee, and described in the Master Deed of record in Book 4892, Page 440, said Register's Office.

Being the same property conveyed to James R. Spivey and wife, Judy A. Spivey by deed from Robert Kenneth Walker and wife, Toni Carol Walker of record in Book 8279, Page 709, Register's Office for said County.

This Conveyance is subject to Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756, and By-Laws of record in Book 4892, Page 456, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

DAVIDSON COUNTY, TENNESSEE
DEC -1 PM 2:57

IDENTIFICATION REFERENCE
13681

unimproved ( )
This is improved ( X ) property, known as 925 Todd Pries Drive, #C-403, Nashville, Tennessee 37221
(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 28th day of November 19 94

James R. Spivey

Judy A. Spivey

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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 James R. Spivey and wife, Judy A. Spivey

the bargainor, 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 28th day of November 19 94.

Commission expires Jan. 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

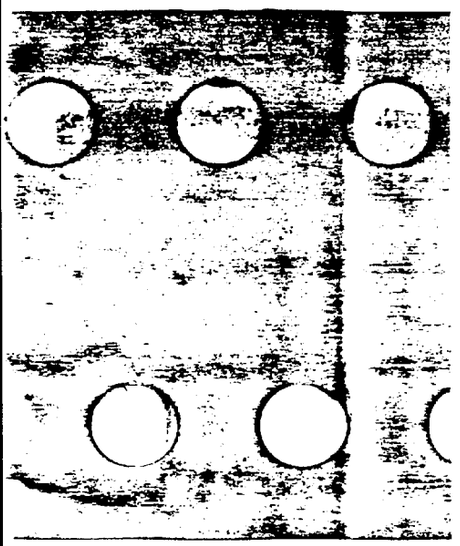
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

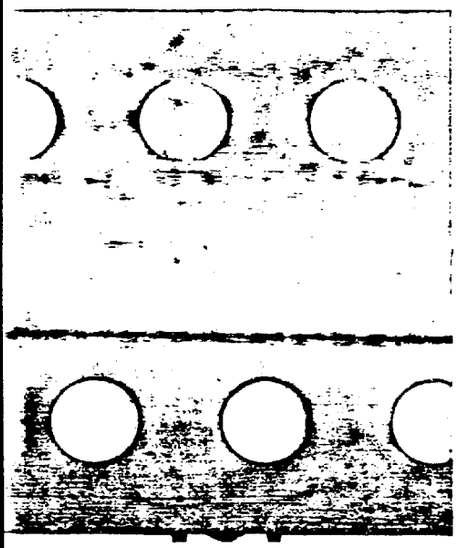
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

9157 12/01 0101 03CHECK 384.55







**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 9535 PG 93

| | | |
|---|---|---|
| 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 | |
| | | | | 101500.00 |
| | | | CON TX | 375.55 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 384.55 |
| | | | CHECK | 384.55 |
| 12/01/94 | 01 | 14:57 | 0001 | 9157 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

13681

IDENTIF. & REFERENCE

DEC-1 [illegible]

DAVIDSON [illegible]

**No.** 859174