THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BOOK 9561 PG 795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $84,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of December, 1994.

Notary Public

My Commission Expires: 8-4-96

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Danny J. Spear and wife, Bonnie A. Spear 110 Doral Court Nashville, Tennessee 37221	Source One Mtg Serv Corp 27555 Farmington Road Farmington Hills, MI 48334-3357 Loan No. 00287790-2	Map 142-6D Parcel 18

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, Cynthia Rhea Bell, now Cynthia Rhea Bell Story, and H. Ray Bell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto Danny J. Spear and wife, Bonnie A. Spear,** 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 a part of the plan of Doral Country Villa Condominiums, Section VII, as of record in Book 5200, Page 23, said Register's Office, the part hereby described being:

Unit No. 90A on said plan and described by the master deed establishing a horizontal property regime with respect to Doral Country Villa Condominiums, Section VII, as of record in Book 5532, Page 727, said Register's Office.

Being the same property conveyed to Cynthia Rhea Bell and H. Ray Bell by deed from Jean M. Spelta, a widow, of record in Book 7199, Page 496, Register's Office for Davidson County, Tennessee.

The aforedescribed property is not the principal place of residence of the Grantors herein.

Cynthia Rhea Bell having since married and now being one and the same person as Cynthia Rhea Bell Story.

The Grantees herein join in this instrument to expressly acknowledge assumption of that certain deed of trust executed by Cynthia Rhea Bell and H. Ray Bell to J.R. Cannon, Trustee, of record in Book 7254, Page 848, Register's Office for Davidson County, Tennessee, to secure to Commerce Union Bank one note dated May 21, 1987, in the original principal amount of $68,700.00, payable as set forth therein, having been re-recorded in Book 7266, Page 520, said Register's Office, acknowledging responsibility to pay all future indebtedness owing thereunder, said indebtedness currently held by Source One Mortgage Services Corporation.

Subject to all matters set forth on the plan of record.

This is improved property known as 110 Doral Court, Nashville, Tennessee 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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, except as set forth above, 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. Whenever 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 hands this 29th day of December, 1994.

CYNTHIA RHEA BELL, NOW CYNTHIA RHEA BELL STORY

H. RAY BELL

DANNY J. SPEAR

BONNIE A. SPEAR

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 Cynthia Rhea Bell Story and H. Ray Bell, and Danny J. Spear and wife, Bonnie A. Spear, the bargainors, 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 seal at Nashville, Tennessee, this 29th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 8-4-96

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

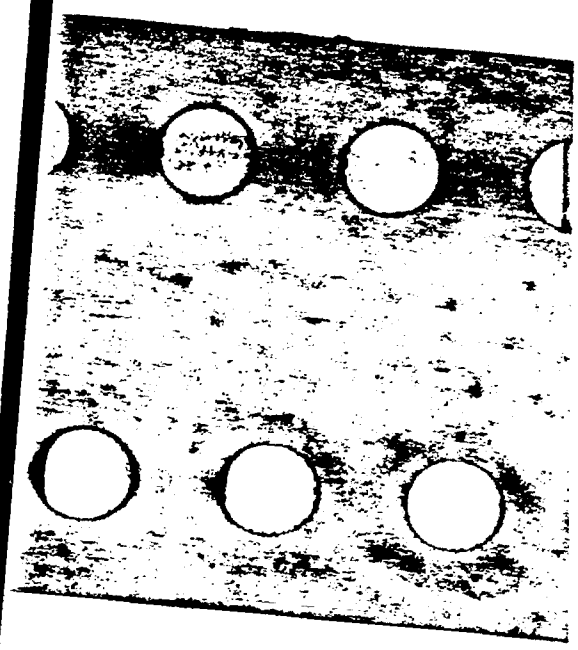
22202

IDENTIFICATION REFERENCE

95 JAN -3 AM 11:13

MAIL ENV.

3507 12/03 2101 03CHECK 3.9.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9561 PG 797

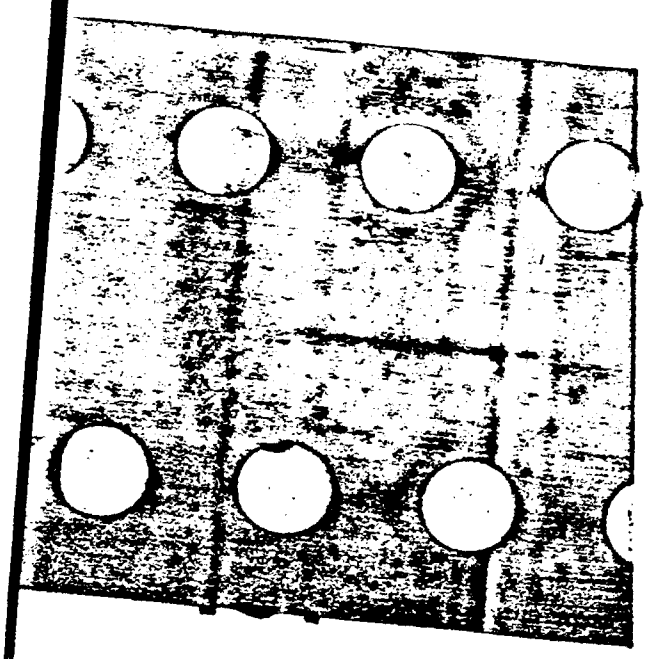
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 8.00
TOTAL 319.80
CHECK 319.80

~~01/03/95 01 11:12 0001 8507~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



22202
IDENTIF. & REFERENCE

95 JAN -3 AM 11:13

REGISTER
DAVIDSON COUNTY, TN

No. 8683