BOOK 9588 PG 757

STATE OF TENNESSEE 4031-A
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $56,612.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 19 95.

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 3/25/95

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mickey Howard Hargrove	James B. Nutter & Company	86-14-A/141CO
(NAME)	(NAME)	
141 Thistle Lane	4153 Broadway	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, Tennessee 37076	Kansas City, Missouri 64171-9936	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, John M. Spencer, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mickey Howard Hargrove and Stacey Elizabeth Neal, both 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 No. 141 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, page 682, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to John M. Spencer, married by deed from Thomas W. Grumke and wife, Jane Barry-Grumke, filed of record in Book 6543, page 928, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 9205, page 677, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herewith.

Stephanie C. Spencer, wife of John M. Spencer, joins in this conveyance to convey all right, title and interest she may have in the above reference loan, including but not limited to marital rights.

This is improved property known as 141 Thistle Lane, Hermitage, Tennessee 37076

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 my hand this 3rd day of February, 19 95.

John M. Spencer

Stephanie C. Spencer by John M Spencer attorney-in-fact

Stephanie C. Spencer

4031-A

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named John M. Spencer, married the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 3rd day of February, 19 95.

My commission expires 3/25/95

Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9127 02/03 0101 03CHECK 218.42

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of February, 1995, before me the undersigned Notary Public, personally appeared John M. Spencer, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Stephanie C. Spencer, and acknowledged that he executed the the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

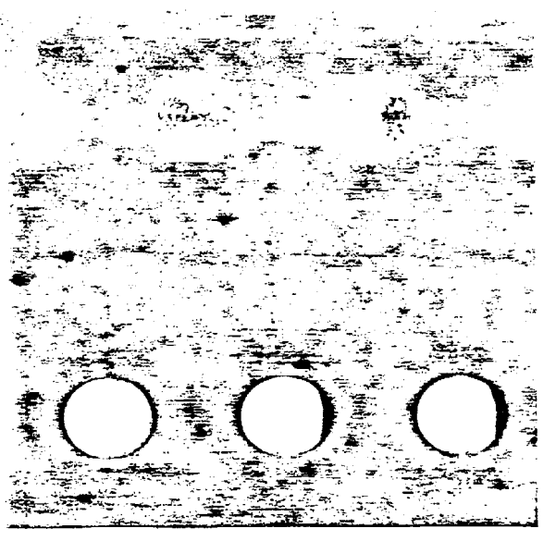
March 25, 1995
My commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

31805
IDENTIFICATION REFERENCE

95 FEB -3 PM 3:21

REGISTER'S OFFICE
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

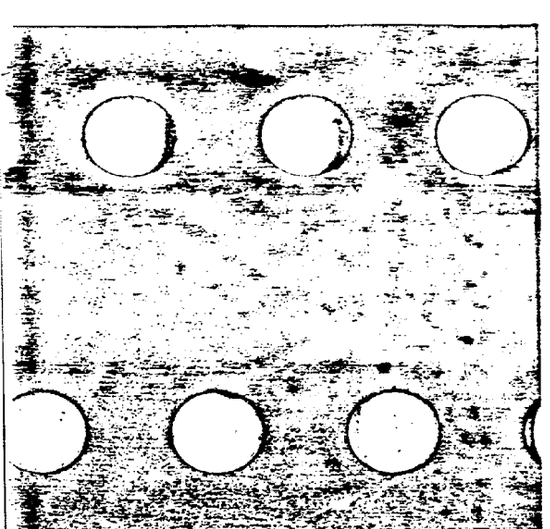
RECEIVED OF _____

FOR _____

BOOK 9588 PG 759

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	56612.28
CON TX	209.42
PRFEE	1.00
WDEED	8.00
TOTAL	218.42
CHECK	218.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9127

31805

IDENTIF. & REFERENCE

95 FEB -3 PM 3:21

REGISTER
DAVIDSON COUNTY, TN.

No. 878876