47546

IDENTIFICATION REFERENCE

This Instrument Prepared By:
STANLEY & BRATCHER, ATTORNEYS
100 West Main Street
McMinnville, TN 37110

053-07-0

011.01

RICHARD W. SPENCER and R. KENT BEWICK, By his Attorney in Fact, STAN W. BULLEN

WARRANTY DEED

TO:

NASHVILLE AREA HABITAT FOR HUMANITY, INC.
1105 Chapel Avenue
Nashville, TN 37206

BOOK 9633PG878

Person or Entity Responsible for Payment of Property Taxes:

same

KNOW ALL MEN BY THESE PRESENTS that we, RICHARD W. SPENCER and STAN W. BULLEN, pursuant to the power of attorney given to me by R. Kent Bewick, of record in Deed Book 9633, page 876, Register's Office, Davidson County, Tennessee, have and do by this deed give, convey and donate to NASHVILLE AREA HABITAT FOR HUMANITY, INC., its successors and/or assigns, all that certain tract or parcel of land lying and being in the _____ Civil District of Davidson County, Tennessee, and more fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Village of Old Hickory (Resubdivision) of record in Book 3700, Page 105, and further described according to the following description, as follows, to wit:

TRACT I:
LAND in Davidson County, Tennessee, being the westerly part of Lot No. 56 on the Revised Plan of Section "E" Village of Old Hickory, as of record in Book 1424, Page 132, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 56 fronts 95.8 feet on the easterly side of Ball Park Road, now Golf Club Road, and extends back 131.8 feet on the northerly line and 139.4 feet on the southerly line, to the westerly line of the property conveyed to Delbert W. Gann and wife, by deed of record in Book 3338, Page 521, said Register's Office, on which it measures 95 feet.

TRACT II:
LAND in Davidson County, Tennessee, being the westerly part of Lot No. 58 on the Revised Plan of Section "E", Village of Old Hickory, as of record in Book 1424, Page 132, said Register's Office.

SAID part of Lot No. 58 front partly on Golf Club Road and adjoins the said Lot No. 56 and shares a common border being the southerly side of the above described part, approximately 139.4 feet in length, the said westerly part of Lot No. 58 is then bounded by a line beginning at the easterly part of the common line and

extending 58 degrees, 17 minutes East for 101.70 feet to the Southern edge of Lot 58, thence westerly 52.89 feet to a point marking the portion on the subject property dedicated for a R.O.W., thence westerly an additional 40.46 feet to a point, thence westerly 62.0 feet along a line N. 45 deg. 53 min. W.; thence around a curved line to the western-most part of the common border of the two parcels which constitute this conveyance.

This conveyance is made subject to:
The plan of record in Book 1424, page 132, said Register's Office shows "special utility easement" through the subject property.

BEING the same property conveyed to Richard W. Spencer and R. Kent Bewick by deed from Buford D. Moser and wife, Anita Joyce Moser of record in Book 7425, Page 959, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land together with all right, title and interest and appurtenances thereto belonging unto the said Grantee(s), NASHVILLE AREA HABITAT FOR HUMANITY, INC., its successors and/or assigns, forever.

And I do covenant with the said Grantee(s), NASHVILLE AREA HABITAT FOR HUMANITY, INC., its successors and/or assigns, that I am lawfully seized and possessed of said land; that I have a good and lawful right to sell and convey the same; and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land unto the said Grantee(s), NASHVILLE AREA HABITAT FOR HUMANITY, INC., its successors and/or assigns, against the lawful claims and demands of all persons whomseever.

WITNESS my hand this the 30th day of December, 1994.

Richard W. Spencer
RICHARD W. SPENCER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County, the within named bargainor, RICHARD W. SPENCER, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal of office, at office, this the 30th day of December, 1994.

Sherri H. Pruett
NOTARY PUBLIC

My Comm. Exp.: 2-25-98

WITNESS my hand this the 30 day of DECEMBER, 94.

STAN W. BULLEN
Attorney in Fact For
R. KENT BEWICK

STATE OF TENNESSEE

COUNTY OF WARREN

Personally appeared before me, the undersigned Notary Public in and for said State and County, the within named Bargainor, STAN W. BULLEN, Attorney in Fact for R. KENT BEWICK, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal of office, at office, this the 30th day of December, 1994.

NOTARY PUBLIC

My Comm. Exp.: 10-24-98

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater is $16,000.00.

Sworn to and subscribed before me this the 3rd day of April, 1995.

REGISTER/NOTARY ~~PUBLIC~~

My Comm. Exp.:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The foregoing instrument and certificate were noted in Note Book _____, Page _____, at _____ o'clock ____.M. on the _____ day of _____, 199___, and recorded in Deed Book _____, Page _____.

State Tax Paid $_____ Fee $_____
Recording Fee $_____ Total $_____
Receipt No. _____

REGISTER

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF



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

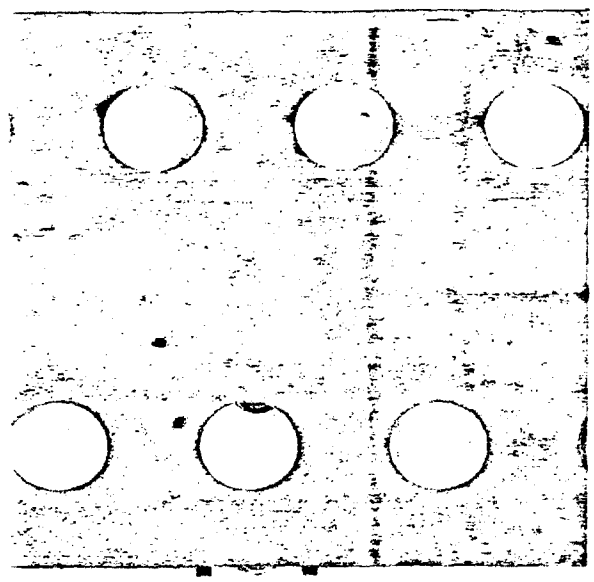
RECEIVED OF _____

FOR _____

BOOK 9633 PG 881

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 16000.00
CON TX 59.20
PRFEE 1.00
MREED 12.00
TOTAL 72.20
CHECK 72.20

04/03/95 01 09:35 0001 6494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47546
IDENTIF. & REFERENCE

95 APR -3 AM 9:36
REGISTER
DAVIDSON COUNTY, TN.

No. 896026