This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9804 PG 119

ADDRESS NEW OWNER:
Richard S. Spencer and Rosha L. Hudgins
5746 Stonebrook Drive
Brentwood, Tennessee 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Mid-State Financial Services, Inc.
2021 Richard Jones Road
Nashville, TN 37215

MAP AND PARCEL:
MAP 161-14-D
GROUP 24
PARCEL

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, I, Elizabeth E. Brown, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Richard S. Spencer and Rosha L. Hudgins, both unmarried persons, Tenants in Common 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 Unit 5746 on the Plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, and the By-Laws of record in Book 5818, page 925, as amended in Book 5868, page 70, said Register's Office.
>
> Being the same property conveyed to Elizabeth E. Brown, unmarried by deed from Leigh Morel Zimmerman, married, as of record in Book 8007, page 815, Register's Office for Davidson County, Tennessee.

This is improved property known as 5746 Stonebrook Drive, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Subject to all matters shown on the Plan of record in book 5200, pages 376 and 377, and book 5210, page 374, said Register's Office.
3. Master deed establishing a Horizontal Property Regime of Brentwood Trace condominiums, Section II, of record in Book 5818, page 915, and the By-Laws of record in Book 5818, page 925, as amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard S. Spencer and Rosha L. Hudgins, both unmarried persons, Tenants in Common with the Right of Survivorship, their heirs and assigns, forever; and I, Elizabeth E. Brown, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 9804 PG 120

Witness my hand this the 15th day of September, 1995.

Elizabeth E. Brown

Elizabeth E. Brown

3336 09/22 0101 03CHECK 269.85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elizabeth E. Brown, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of September, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: Nov 24, 1996

95 SEP 22 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0104286
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,500.00.

Richard S. Spencer

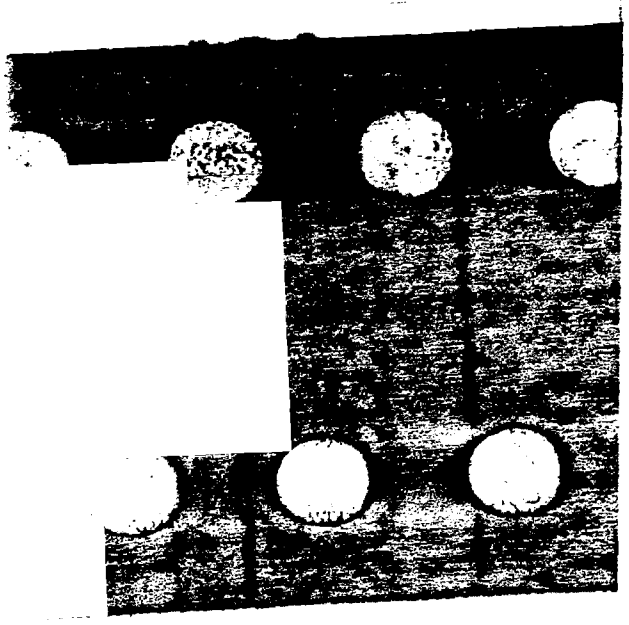
AFFIANT

Subscribed and sworn to before me
this 15th day of September, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 24, 1996



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

RECEIVED OF _____

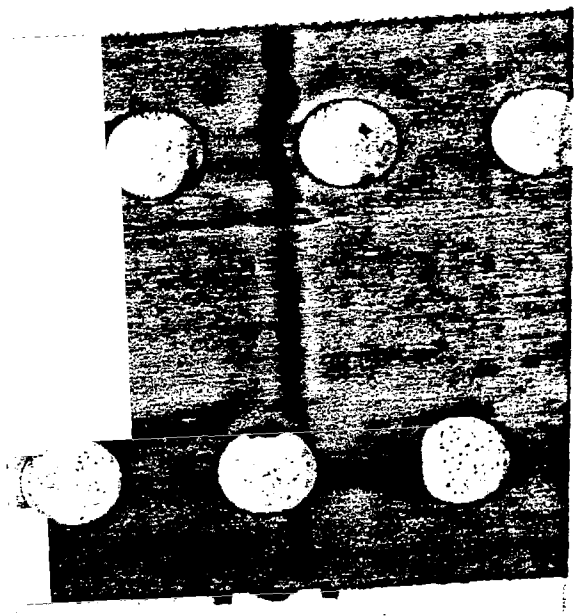
FOR _____

BOOK 9804 PG 121

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 70500.00
CON TX 260.85
PRFEE 1.00
WDEED 8.00
TOTAL 269.85
CHECK 269.85
09/22/95 01 15:46 0001 8336



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0104286
IDENTIF. ↑ REFERENCE

95 SEP 22 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957157