File 13456
File Box 9B
(First Title & Escrow)

WARRANTY DEED

BOOK 9838 PG 506

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, C-11
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD SPEER (NAME)	NEW OWNER (NAME)	Map 64-3-C
708 Turner Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 16
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 4D93437

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, RANDY G. SPENCER AND WIFE, LORA J. SPENCER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD SPEER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 288 on the Plan of Resubdivision of Lots 286, 287 and 288 Phase One, Section 2, Revised Plat of Brandywine Pointe, as of record in Plat Book 8250, page 106, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Randy G. Spencer and wife, Lora J. Spencer by deed from Brandywine Point Partners, L.P., a Tennessee limited partnership of record in Book 8388, page 612, and in Book 8655, page 432, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 8120, page 188, amended in Book 8671, page 484 and in Book 9010, page 627; (2) Charter of record in Book 9013, page 39, and in Book 9117, page 77; (3) Easements of record in Book 9178, page 781; and (4) All matters appearing on the Plan of record in Plat Book 8250, page 106, said Register's Office.

95 9 10/26 0101 03CHECK 5189.00

0115962

IDENTIFICATION REFERENCE

95 OCT 26 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 708 Turner Court, Old Hickory, Tennessee 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized ~~officer~~) on this 20th day of October, 19 95

Randy G. Spencer
RANDY G. SPENCER

Lora J. Spencer
LORA J. SPENCER

STATE OF TENNESSEE

BOOK 9838 PG 507

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY G. SPENCER AND WIFE, LORA J. SPENCER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of October, 19 95.

My commission expires 11/20/98 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 95

MY COMMISSION EXPIRES: 11/20/98
(AFFIX SEAL)

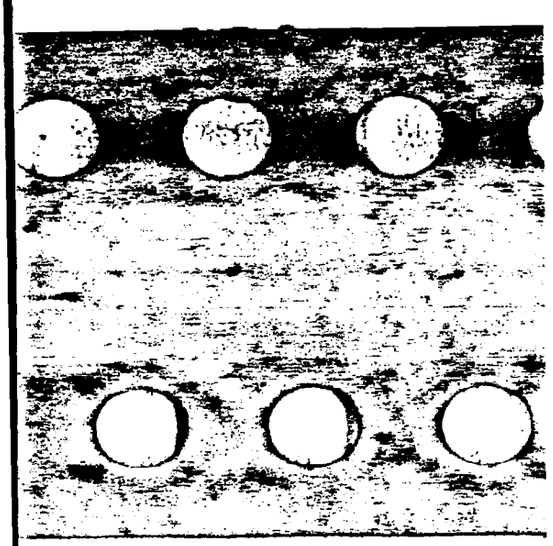
Notary Public

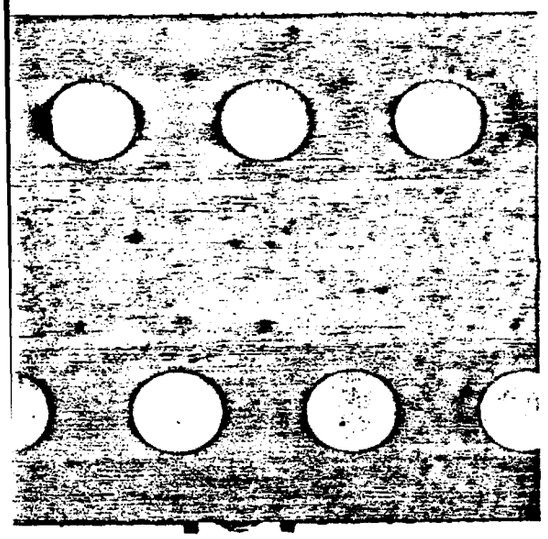
WARRANTY DEED

FROM RANDY G. SPENCER AND WIFE, LORA J. SPENCER

TO RICHARD SPEER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9838 PG 508

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	
	1400000.00
CON TX	5180.00
PRFEE	1.00
WDEED	8.00
TOTAL	5189.00
CHECK	5189.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0849

0115962
IDENTIFICATION REFERENCE

95 OCT 26 AM 10:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969522