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52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF November 19 95

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Virginia Alford (NAME)	FT Mortgage Companies d/b/a (NAME)	165-13A-108CO
309 Amberwine Court (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 752234 (CITY) (STATE) (ZIP)	

FOR AND 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, Corinne W. Spencer and husband, M. David Ellis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Virginia Alford , 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:

Land in Davidson County, Tennessee, being Lot No. 480 on the Plan of Section Nine, Peppertree Forest, P.U.D., as of record in Plat Book 7900, page 760, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Corinne W. Spencer, unmarried, by deed from Allen Earps, married of record in Book 9529, page 332, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

M. David Ellis, husband of Corrine W. Spencer joins into this instrument for the sole purpose of conveying all marital interests, if any, which he may have in the aforedescribed real property.

unimproved ( )
This is improved (X) property, known as 309 Amberwine Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of November, 19 95

Corinne W. Spencer

Corinne W. Spencer

M. David Ellis by Corinne W. Spencer atty in fact

M. David Ellis

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Corinne W. Spencer

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November, 95.

Commission expires 5-16-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of November, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Corinne W. Spencer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of M. David Ellis, and acknowledged that she executed the same as the free act and deed of the said M. David Ellis. Witness my hand andofficial seal at Brentwood, Tennessee this 30th day of November, 1995.

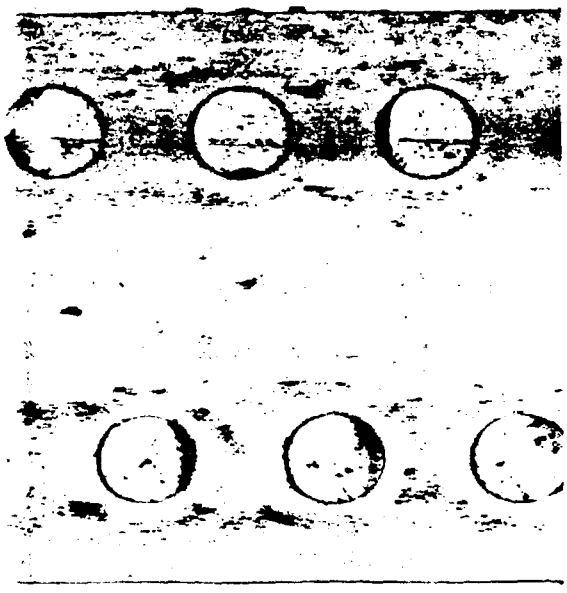
My Commission Expires:
5-16-99

Notary Public

0128356
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1238 12/04 01:01 03CHECK 288.35



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

RECEIVED OF _____

FOR _____

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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

AMT 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 9.00
TOTAL 288.35
CHECK 288.35
12/04/95 01 13:00 0001 4238



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128356
IDENTIF. # REFERENCE

95 DEC -4 PM 12:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 982736