50-B

This Instrument Prepared By:
Stokes & Bartholomew, P.L.
[illegible] West End Avenue, Ste. [illegible]
Nashville TN 37203
Return to Box 50-S

BOOK 9953 PG 597

ADDRESS NEW OWNER:
Barry L. Spence
347 Elysian Fields
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow Road
Memphis, Tennessee 38120

MAP AND PARCEL:
MAP 133-15
GROUP
PARCEL 49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Leanne M. Hardy and husband, William T. Hardy, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Barry L. Spence, an unmarried person, hereinafter called the Grantee, his 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. 58 on the Plan of Paragon Hills, as of record in Book 3300, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Leanne M. Hardy and husband, William T. Hardy by deed from Alvin T. Warner, single, as of record in Book 9241, page 356, Register's Office for Davidson County, Tennessee.

This is improved property known as 347 Elysian Fields, Nashville, TN 37211.

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 the 1996 taxes and subsequent years taxes thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 3508, page 159, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Subject to all matters shown on the Plan of record in Book 3300, page 100, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Barry L. Spence, an unmarried person, his heirs and assigns,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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forever; and we, Leanne M. Hardy and husband, William T. Hardy, do covenant with the said Grantee 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 Grantee, his 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 9953 PG 598

Witness our hands this the 16th day of February, 1996.

Leanne M. Hardy

William T. Hardy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0036 02/21 0101 03CHECK 286-50

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leanne M. Hardy and husband, William T. Hardy, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of February, 1996.

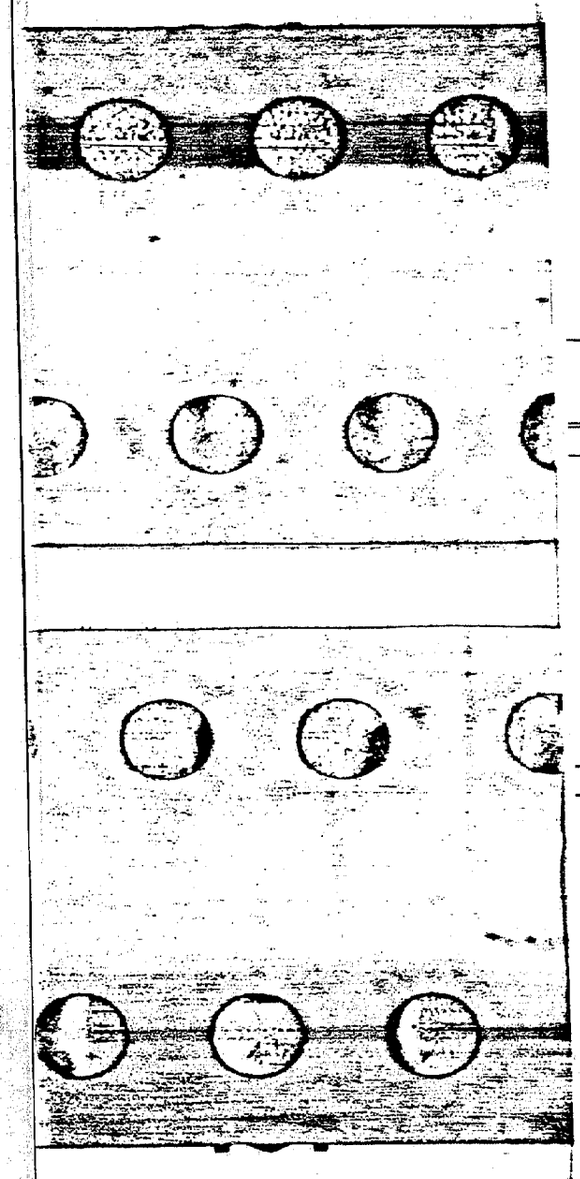
NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96 FEB 21 AM 11:47
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0152307



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

RECEIVED OF _____ BOOK 9953 PG 599

FOR _____

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

02/21/96 01 11:49 0001 0036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152307
IDENTIF. REFERENCE

96 FEB 21 AM 11:47
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1008209