338

STATE OF TENNESSEE
COUNTY OF Davidson
6063-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Anthony E. Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 19 96

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES: 1/20/99

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony E. Spencer	NationsBanc Mortgage Corporation	110-142.000
(NAME)	(NAME)	
5204 Lana Renee Court	P. O. Box 353	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, Tennessee 37076	Louisville, KY 40201-0353	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, The Estate of Richard Medearis **Tallman, Jr.**

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anthony E. Spencer and Tammy S. Spencer, husband and wife

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:

See Exhibit A attached hereto and made a part hereof.

96 MAR 28 PM 1:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0164928
IDENTIF. & REFERENCE

This is improved property known as 3597 Earhart Road, Mt. Juliet, Tennessee 37122

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 their hands this 21st day of March, 19 96.

The Estate of Richard Medearis Tallman Jr. Karen Desmarais, Administratrix
The Estate of Richard Medearis Tallman, Jr. Karen T. Desmarais Administratrix

Karen T. Desmarais
Karen T. Desmarais

Karol Hilker by Karen Desmarais Attorney in fact
Karol Hilker by Karen Desmarais Attorney in

6063-M

BOOK 9994PG170

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named The Estate of Richard Medearis and Tallman, Jr. Karen T. Desmarais, Administratrix 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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 21st day of March, 1996.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON this the 21st day of March, 1996, before me, Mark A. Ellmore, Jr., the undersigned officer, personally appeared Karen T. Desmarais, know to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Karol Hilker, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

1/20/99
My Commission Expires:

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Karen T. Desmarais the bargainor, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who acknowledged that she executed the witin instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennesse, this 21st day of March, 1996.

1/20/99
My Commission Expires:

Notary Public Mark A. Ellmore, Jr.

File No.: 6063-M

ATTACHMENT EXHIBIT "A"

Being a Parcel of land in the 4th Civil District of Davidson County, Tennessee, Generally located on the east side of Earhart Road, 2070 feet north of Alvin Sperry Road, being described as follows:

Commencing at the center line intersection of Earhart Road and Alvin Sperry Road, Thence North 12 degrees, 26 minutes, 51 seconds East 2070.73 feet to the true and actual POINT OF BEGINNING, Being a 1" iron rod, 27 feet east of the center line of said Earhart Road, Thence North 14 degrees, 16 minutes, 38 seconds East 49.95 feet to a 1/2" iron rod; Thence South 79 degrees, 07 minutes, 42 seconds East 355.15 feet to 1/2" iron rod; Thence South 14 degrees, 51 minutes, 07 seconds West 50.02 feet to a 1/2" iron rod; Thence South 79 degrees, 07 minutes, 55 seconds East 1333.14 feet to a iron rod; Thence South 16 degrees, 21 minutes, 53 seconds West 432.64 feet to a point; Thence North 81 degrees, 55 minutes, 05 seconds West 1378.29 feet to a point on a fence line; Thence North 14 degrees, 52 minutes, 53 seconds East 498.93 feet to a 1/2" iron rod; Thence North 79 degrees, 07 minutes, 51 seconds West 304.60 feet to the POINT OF BEGINNING. Containing 656,905.3 square feet or 15.08 acres. Bearings based on magnetic, of March 1996 by survey of Robert M. Searson, Tennessee License No. 166.

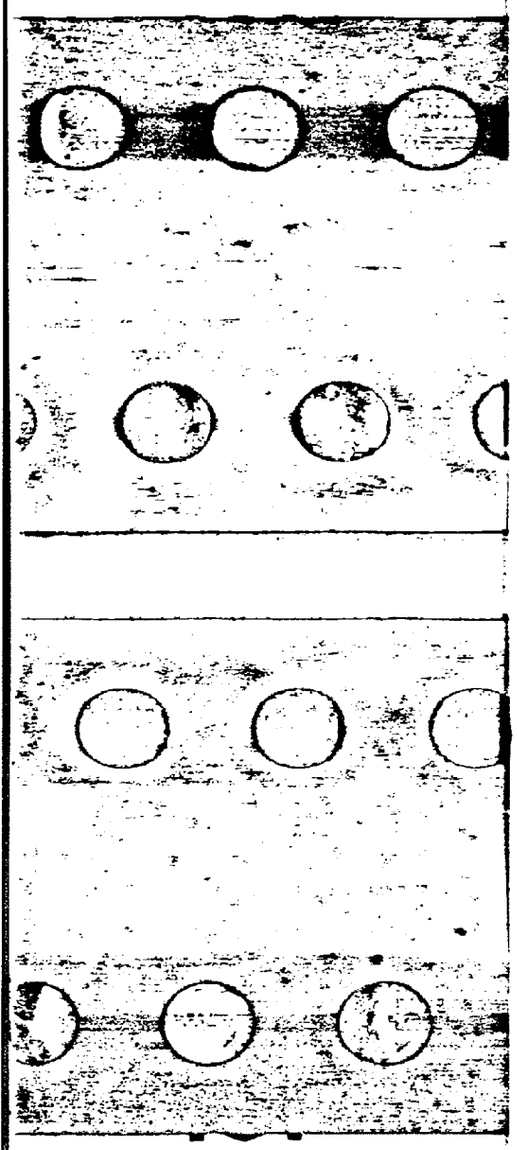
BEING the same property conveyed to Richard M. Tallman, Jr. and wife, Jessie M. Tallman by deed from Sallie M. Martin, a widow, filed of record in Book 4419, page 647, Register's Office for Davidson County, Tennessee. Said property having since transfered to Richard M. Tallman by Quitclaim deed from Jessie M. Tallman, filed of record in Book 9617, page 222, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Richard M. Tallman, Richard M. Tallman, Jr. and Richard Medearis Tallman, Jr. being one and the same person.

The said Richard Medearis Tallman, Jr. having since deceased.

7632 03/28 0101 03CHECK 549.50



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

RECEIVED OF _____

FOR _____

BOOK 9994 PG 172

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
				145000.00
				CON TX 536.50
				PRFEE 1.00
				WEED 12.00
				TOTAL 549.50
				CHECK 549.50
			03/28/96 01	13:12 0001 3831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164928
IDENTIF. # REFERENCE

96 MAR 28 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1021646