P: 10016 PG 70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Thomas M Grace Sr

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 1996.

Notary Public

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS M. GRACE, SR. 142 SADDLE TREE DRIVE HERMITAGE, TN 37076	CRESCENT MORTGAGE 115 Perimeter Ctr Pl. Ste 285 Atlanta, GA 30346	MAP 64-12 PARCEL 142

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,

RICHARD W. SPENCER AND WIFE, JULIA F. SPENCER

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

THOMAS M. GRACE, SR., 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 A CERTAIN BUILDING IDENTIFIED AS PROPERTY MAP NO. 142 AS SHOWN ON THE PLAN OF FOX RUN SECTION ONE (A CONDOMINIUM), OF RECORD IN BOOK NO. 4956, PAGE 582, IN SAID REGISTER'S OFFICE AND BEING A PART OF TRACT NO. 1 OF THE PROPERTY CONVEYED TO HARRIS A. GILBERT, TRUSTEE, AND NORMAN W. GINSBERG, TRUSTEE, BY DEED FROM KYLE R. WEEMS, BEING OF RECORD IN BOOK 5171, PAGE 915, R.O.D.C.

BEING THE SAME PROPERTY CONVEYED TO RICHARD W. SPENCER AND WIFE, JULIA F. SPENCER BY WARRANTY DEED FROM HARRY D. MORGAN, AN UNMARRIED WIDOWER, DATED MARCH 3, 1994, OF RECORD IN BOOK 9268, PAGE 904, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1) 1996 TAXES AND SUBSEQUENT YEARS.
2) RESTRICTIONS, MASTER DEED AND BYLAWS OF RECORD IN BOOK 4956, PAGE 582, BOOK 4465, PAGE 102 AND BOOK 4956, PAGE 590, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.
3) ALL MATTERS AS SHOWN ON THE PLAT OF RECORD IN BOOK 4860, PAGE 52, INCLUDING BUT NOT LIMITED TO A 10 FOOT EASEMENT FOR UTILITIES AND DRAINAGE WHICH RUN THROUGHOUT THE COMMON AREAS.
4) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

This is improved property known as: 142 SADDLE TREE DRIVE, HERMITAGE, TN 37076
(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 OUR hand(s) this 3RD day of APRIL, 1996.

Richard W. Spencer
RICHARD W. SPENCER

Julia F. Spencer
JULIA F. SPENCER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RICHARD W. SPENCER AND WIFE, JULIA F. SPENCER, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3RD day of APRIL, 1996.

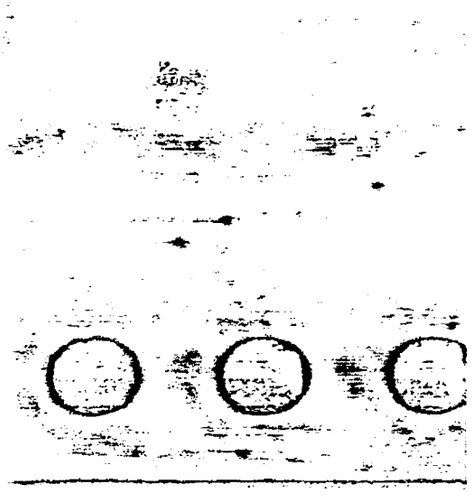
NOTARY PUBLIC

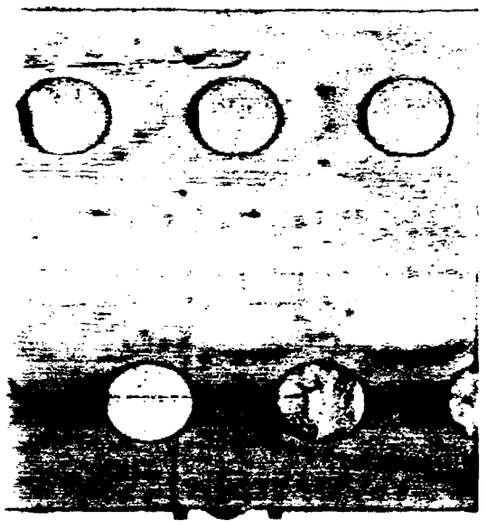
My Commission Expires: 3-21-98

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

017598
IDENTIFICATION REFERENCE

96 APR 15 PM 4:15
REGISTER
DAVIDSON CO. TN.





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

RECEIVED OF _____

FOR _____

BOOK 10016 PG 72

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

DAT
106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

04/15/96 01 16:15 0001 0765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171598
IDENTIF. # REFERENCE

96 APR 15 PM 4:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1028723