Box 38

WARRANTY DEED

BOOK 10032 PG 307

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynda L. Spooner	NEW OWNER	MAP 43-4
(NAME)	(NAME)	
139 Scenic View Road		PARCEL 54
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(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, Robert R. Sayers and wife, Robbye H. Sayers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynda L. Spooner, a single person

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. "N" on the unrecorded Map showing the Resubdivision of Lots 64 and 66 on the Plan of Scenic View Subdivision and described according to a survey thereof made by James L. Murphy, Jr., Surveyor, August 7, 1959, as follows:

BEGINNING at a point in the northeasterly margin of Scenic View Drive, 1413.8 feet northwest from a concrete monument at the beginning of a curve into Hillman Place; thence with the margin of Scenic View Drive North 46 deg. 29 min. West 69.1 feet to a point; thence North 43 deg. 31 min. East 170 feet to a point; thence South 46 deg. 29 min. East 69.1 feet to the point; thence South 43 deg. 31 min. West 170 feet to the point of beginning.

BEING the same property conveyed to Robert R. Sayers and wife, Robbye H. Sayers by deed from Marvin J. Robinson and wife, Robin Leigh Robinson of record in Book 9277, page 363, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantee.

unimproved ( )
This is improved (X) property, known as 139 Scenic View Road, Old Hickory, TN 37138
(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 29th day of April, 19 96

Robert R. Sayers

Robbye H. Sayers

BOOK 10032 PG 308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert R. Savers and wife, Robbye H. Savers

the bargainor s, 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 29th day of April, 19[illegible].

Commission expires 1/29/2000

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

0176598

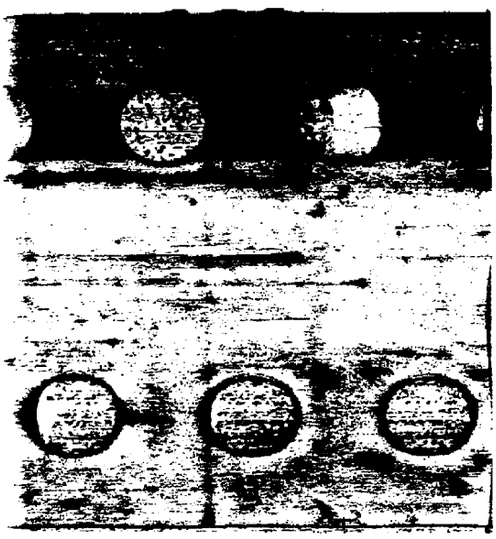
IDENTIF. A REFERENCE

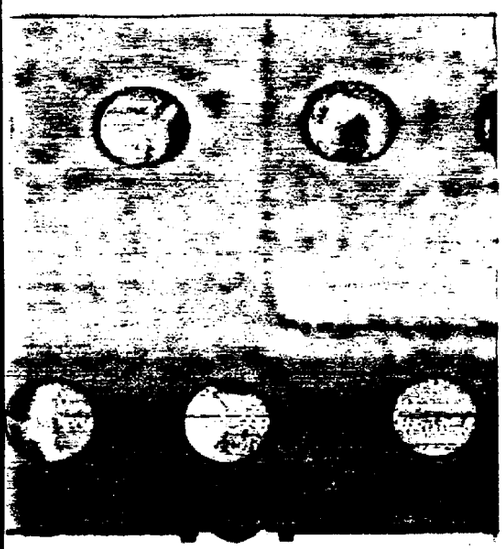
96 APR 30 PM 2:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5004 04/30 0101 03CHECK

231.00





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

RECEIVED OF _____

FOR _____

BOOK 10032 PG 309

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00

04/30/96 01 14:21 0001 6004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176598
IDENTIF. ↑ REFERENCE

96 APR 30 PM 2:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034047