FORM NO. WD-1

BOOK 10064 PG 170

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,848.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 1996

Notary Public

MY COMMISSION EXPIRES: 4-27-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom B. Harris, Jr., Atty, P. O. Box 37, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward H. Spivey and wife, Eloise D. Spivey	Same as new owners	Map 133-14
420 Elysian Fields Rd. Apt. A-21 (NAME / STREET ADDRESS OR ROUTE NUMBER)	(NAME / STREET ADDRESS)	Parcel 21
Nashville, TN 37211 (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 ROLAND JOHN GARDNER, JR., AND WIFE, JOYCE ANN GARDNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD H. SPIVEY AND WIFE, ELOISE D. SPIVEY

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:

Unit A-21, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, Page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, Page 413, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Roland John Gardner, Jr., and wife, Joyce Ann Gardner, by deed from Lanmar Development Corp., of record at Book 5885, Page 220, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit A-21, Oakcrest Condominium, 420 Elysian Fields Road, Nashville, TN 37211.

Grantees assume the payment of the 1996 taxes.

0186166
IDENTIF. & REFERENCE

96 MAY 29 AM 10:

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

This is unimproved ( ) improved (X) property, known as Apt. A-21, Oakcrest Condominium, 420 Elysian Fields Rd. Nashville, TN 37211
(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 28th day of May, 1996

ROLAND JOHN GARDNER, JR.

JOYCE ANN GARDNER

BOOK 10064 PG 171

STATE OF TENNESSEE }
DAVIDSON County }

Personally appeared before me, Aubrey J. Harris, a Notary Public in and for said County and State, the within named Roland John Gardner, Jr., and wife, Joyce Ann Gardner

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 28th day of May, 19 96.

Commission Expires 4-21-99

Aubrey J. Harris
Notary Public

STATE OF TENNESSEE }
County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

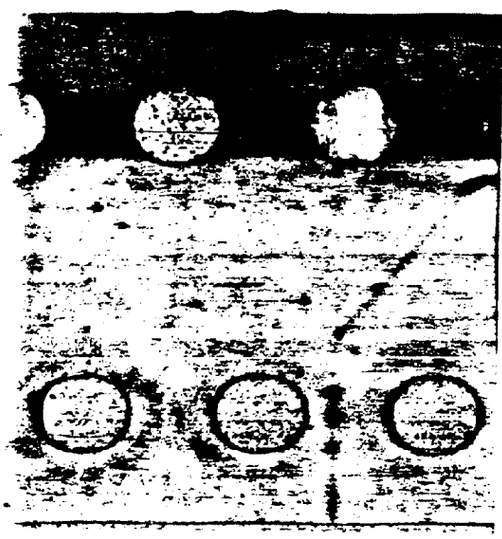
FROM

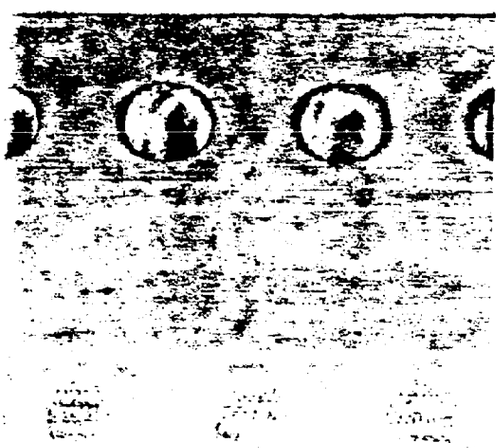
ROLAND JOHN GARDNER, JR. AND WIFE, JOYCE ANN GARDNER

TO

EDWARD H. SPIVEY AND WIFE, ELOISE D. SPIVEY

6399 05/29 0101 03CHECK 100.94





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

RECEIVED OF _____

FOR _____

BOOK 10064 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 24848.26
				CON TX 91.94
				PRFEE 1.00
				MDEED 8.00
				TOTAL 100.94
				CHECK 100.94
			05/29/96 01	10:22 0001 6399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 0186166

96 MAY 29 AM 10: 19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044310