This instrument ~~prepared~~ by:
SUPERIOR TITLE & Escrow Services, Inc.
831 Wren Road
Goodlettsville, TN 37072
(615) 859-8450

BOOK 10077 PG 168

File #: 96-1891

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,
James W. Brady and Verna C. Brady, husband and wife

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto Michael Robert Spence, unmarried

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the plan of Section II, Sherry Heights, of record in Plat Book 2331, page 69, said Register's Office to which reference is hereby made for a more complete and accurate legal description.

96 JUN -6 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0189693

0175 06/06 0101 03CHECK 360.50

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 9687 at page 756, Register's Office for said County, Tennessee.

PROPERTY ADDRESS: 105 Rhine Drive, Madison, TN 37115

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1996 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quiet possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 30th day of May, 19 96.

James W. Brady
James W. Brady

Verna C. Brady
Verna C. Brady

State of Tennessee
County of Davidson

On this 30th day of May, 19 96, before me, a Notary Public in and for said State and County, personally appeared James W. Brady and Verna C. Brady with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

BOOK 10077 PG 169

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 95,000.00

Michael Robert Spence
AFFIANT

Subscribed and sworn to before me, this the 30th day of May, 1996

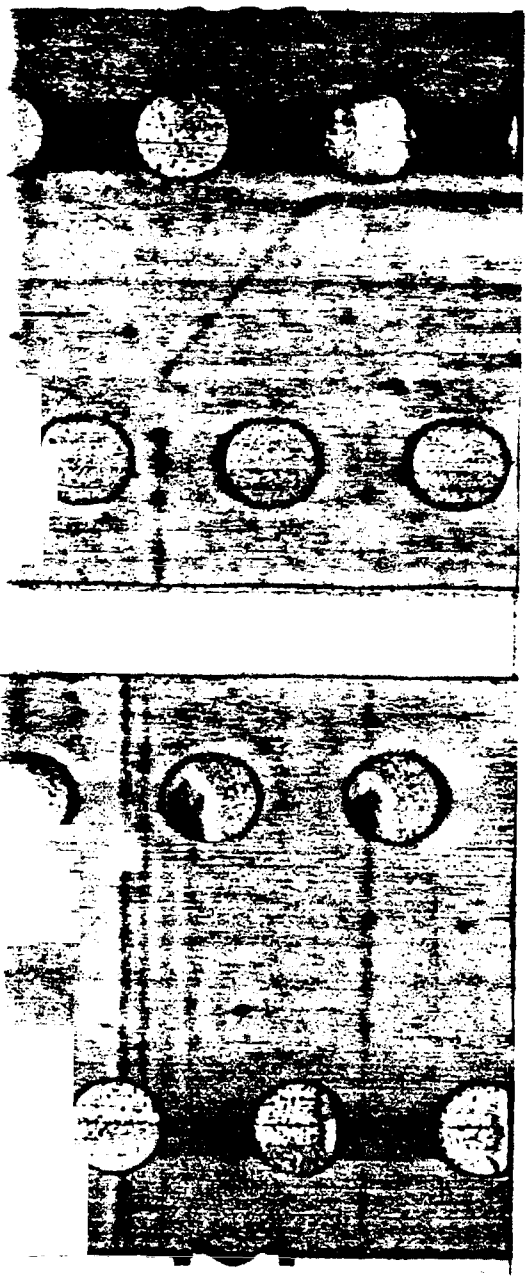
My Commission Expires:
January 26, 1997

Kenneth C. Kant Notary Public

MAP AND PARCEL #: 042-10-0 039.00

ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*
Michael Robert Spence	NationsBanc Mortgage Corp., a Texas Corp
105 Rhine Drive	P.O. Box 353
Madison, TN 37115	Louisville, KY 40210-0353

SUPERIOR TITLE & Escrow Services, Inc.
831 Wren Road, Goodlettsville, TN 37072



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10077 PG 170

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 95000.00
MOR TX 351.50
ERR CO
MOR TX 351.50-
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

06/06/96 01 09:20 0001 0175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189693
IDENTIF. ↑ REFERENCE

96 JUN -6 AM 9:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048035