0191288 BOX 60

IDENTIF. & REFERENCE

BOOK 10082 PG 98

96 JUN 10 PM 4:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This Instrument Prepared By:
BOTTORFF, KAVIN and COOK, (RTG)
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Tamay Ozari **130 Second Avenue South** **Nashville, Tennessee 37201**	**Owner**	**108-3-191**

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jerry D. Spencer,** ("Grantor") by these presents does hereby transfer, sell and convey to **Tamay Ozari,** ("Grantee") his heirs, successors and assigns, all of the Grantor's right to title and interest in and to a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

Being Lot No. 125 B on the Plan of Zone Lot Division, Section Six, Patio Villa of record in Book 6250, page 489, as amended in Book 6250, pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry D. Spencer by Decree for Redemption of record in Book 9717, page 435, Register's Office for Davidson County, Tennessee.

Michele Spencer, spouse of Jerry D. Spencer, joins in this conveyance for the purpose of conveying any interest including marital rights that she may have.

This is unimproved property known as 1040 Patio Drive, Nashville, Tennessee 37214.

This conveyance is subject to: Real Property Taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns forever.

AND the Grantor does hereby covenant with the Grantee that he is lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs, successors, and assigns to warrant and forever defend the title to the said real property to the said Grantee, and his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 5th day of June 1996.

GRANTORS:

By: Jerry D. Spencer
Jerry D. Spencer

By: Michele Spencer
Michele Spencer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $84000.00

Affiant

Sworn to and subscribed to before me, this the 5th day of June 1996.

Notary Public

My Commission Expires:

5/24/97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jerry D. Spencer and wife, Michele Spencer,** with whom I am personally acquainted and who, each upon oath, acknowledged themselves to be the within named bargainors, or a constituent of the bargainors, as the case may be, and who executed the foregoing instrument for the purpose therein contained.

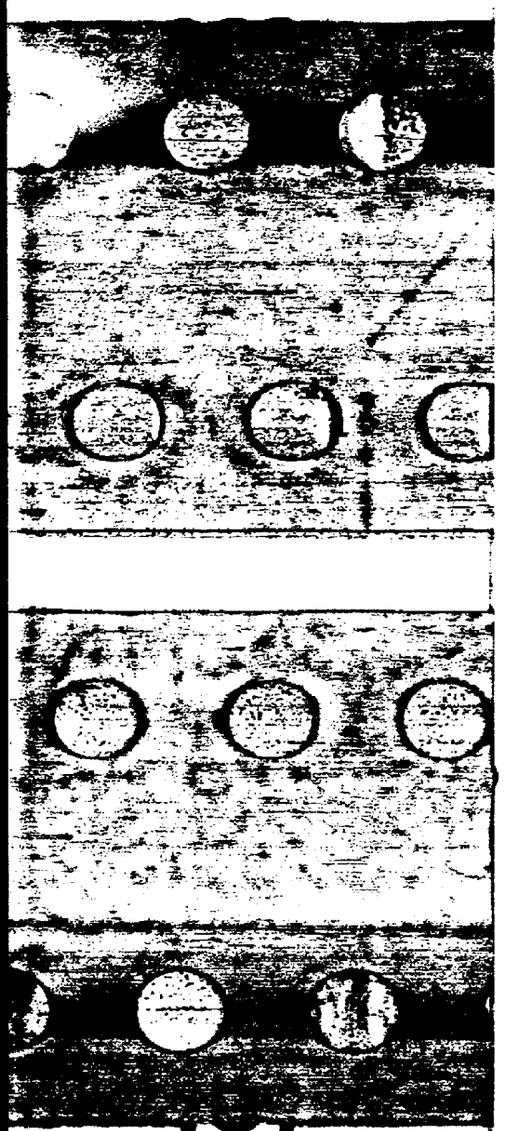
Witness my hand and official seal at Brentwood, Tennessee this 5th day of June 1996.

Notary Public

My Commission Expires:

5/24/97

1906 06/10 0101 03CHECK 23.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10082 PG 100

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 4000.00
				CON TX 14.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 23.80
				CHECK 23.80
			06/10/96 01	16:24 0001 1906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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DAVIDSON COUNTY, TN.

No. 1049747