0213474

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

96 AUG 12 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: 5510

MAP/GROUP/PARCEL
043-11-0/138.00

NEW OWNER'S NAME AND ADDRESS:
Misti D. Lueck
110 Myatt Drive
Madison, TN 37115

BOOK 10153 PG 186

SEND TAX BILLS TO:
First Republic Mortgage Corporation
3212 West End Ave., Suite 500
Nashville, TN 37203

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Winston Holly Spencer, II, a single man, hereinafter called Grantor, do hereby transfer and convey unto Misti D. Lueck, a single woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

See Exhibit A Attached Hereto and Made a Part Hereof.

Sharon A. Spencer, wife of grantor, joins in this conveyance for the purpose of conveying any interest, marital or otherwise, which she may have in said property.

BEING the same property conveyed to grantor herein by deed of record in Book 9292, Page 610, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Winston Holly Spencer, II

Winston Holly Spencer, II

Sharon A. Spencer

Sharon A. Spencer

EXHIBIT A

BOOK 10153 PG 187

LAND located in Davidson County, Tennessee,

BEING Lot No. Thirteen (13), on the unrecorded Map showing a division of Tract 1 of the Anderson Estates, Section One, as originally recorded as to tracts in Book 1130, pg. 37, for said county, and described according to a copy of a survey thereof made August 5, 1946, by Anderson & Gee, Surveyors, and further described by survey made of John Kohl, dated November 20, 1973, as follows:

BEGINNING at a point in the Westerly margin of Myatt Drive at the corner of Lots 13 and 14; THENCE with the line between said lots Westerly 150 feet to a point; THENCE Southerly 50 feet to a point, a corner of Lot 12; THENCE with the line between Lots 12 and 13 Easterly 150 feet to the West margin of Myatt Drive; THENCE with the margin of the same, Northerly 50 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Winston Holly Spencer, II and wife, Sharon A. Spencer, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 24th day of July, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE EXP. 2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $41,500.00.

AFFIANT

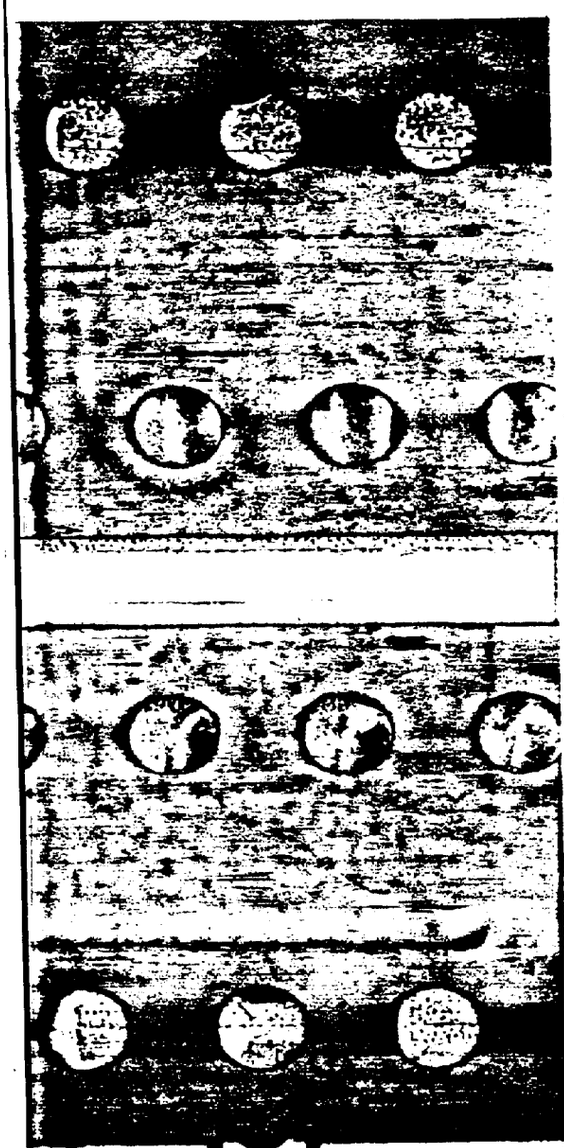
Sworn to and subscribed before me, this the 24th day of July, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE EXP. 2-3-98

5887 08/12 0101 03CHECK 166.55



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

RECEIVED OF _____

FOR _____

BOOK 10153 PG 189

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 41500.00
				CON TX 153.55
				PRFEE 1.00
				WDEED 12.00
				TOTAL 166.55
				CHECK 166.55
			08/12/96 01	09:33 0001 5887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02134774
IDENTIF. ↑ REFERENCE

96 AUG 12 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018478