Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1178

BOOK 10217 PG 987

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel L. Davis,** and wife **Deborah B. Davis**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deanna Spence, and husband Judson Spence**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being the westerly 56 feet of Lot No. 4 on the Map of W.F. Davis' Subdivision of Block 22, Cumberland Nurseries Plan of record in Book 332, Page 25, Register's Office for said County.

Said part of Lot No. 4 fronts 56 feet on the southerly side of Peachtree Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to the Grantors by Deed of record in Book 9101, pg. 815 RODC

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 225 Peachtree Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of October, 1996

Daniel L. Davis

Deborah B. Davis

State of Tennessee)
County of Davidson)

On this the 4th day of October, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Daniel L. Davis and Deborah B. Davis**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$85,000.00**.

Affiant

Sworn and subscribed before me on this the 4th day ~~of October~~, 1996.

Notary Public

My Commission Expires: 11-22-97

0233626
IDENTIF. ↑ REFERENCE

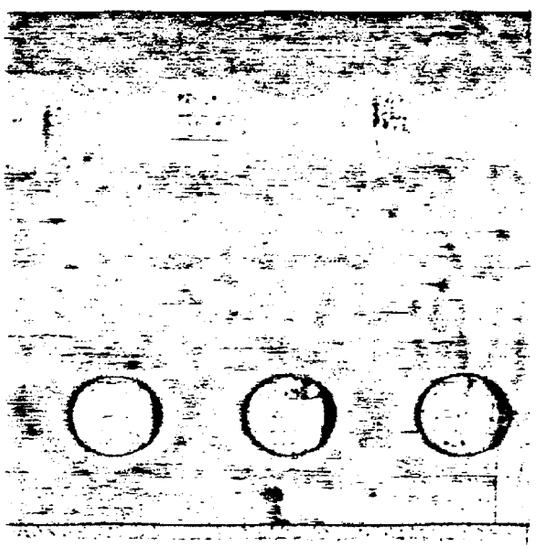
96 OCT -7 PM 12:58
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

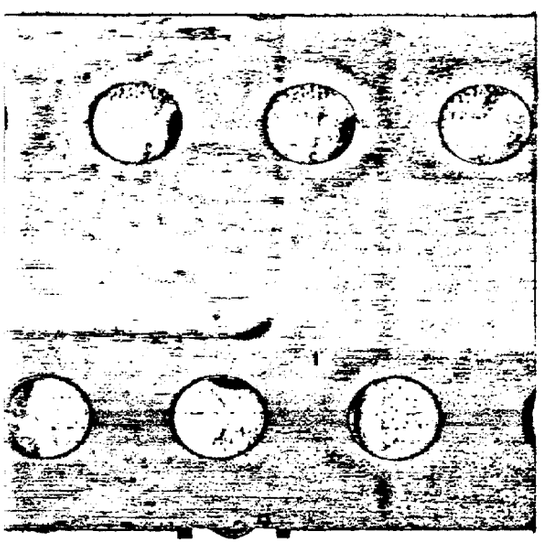
73.00 07 01:01 03CHECK 323.50

NEW OWNER:
Deanna Spence
225 Peachtree Street
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT:
First American National Bank
First American Center
Nashville, TN 37237-0209

TAX MAP-PARCEL #:
119-5-58





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

RECEIVED OF _____

FOR _____

BOOK 10217 PG 989

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.50
				CHECK 323.50
		10/07/96	01	13:03 0001 7348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233626
IDENTIF. # REFERENCE

96 OCT -7 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

№ 1074411

No. [redacted]