F/E BK 27

BOOK 10249 PG 647

STATE OF TENNESSEE 7162
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Richard W Spears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 19 96.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 3/27/99

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Spears	GMAC Mortgage Corporation of PA	Map 74-16, Par 143
(NAME)	(NAME)	
3835 Bonnacreek Drive	100 Witmer Road, P. O. Box 963	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN 37076	Horsham, PA 19044	
(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, Sandra McBroom Bass, Cordell H. McBroom and Dianna Henderson heirs to the estate of Orlean P. Henderson.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Spears

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:

LAND in Davidson County, Tennessee, being Lot No. 335 on the Plan of Hermitage Hills, Section 3, of record in Book 2900, page 97, Register's Office for said County, more particularly described as follows:

Said Lot No. 335 fronts 80.0 feet on the southerly margin of Bonnacreek Drive and extends back between lines measuring 157.0 feet on the westerly line and 145.4 feet on the easterly side to a broken line in the rear on which it measures 90.0 feet.

BEING the same property conveyed to C. Vernon Henderson and wife, Orlean P. Henderson by deed from Flora Ward, widow, filed of record in Book 4357, page 513, Register's Office for Davidson County, Tennessee. The said C. Vernon Henderson having predeceased Orlean P. Henderson.

This is improved property known as 3835 Bonnacreek Drive, Hermitage, TN 37076

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 her hand this 31st day of October, 19 96.

Sandra McBroom Bass
Sandra McBroom Bass,

Cordell H. McBroom
Cordell H. McBroom

Dianna Henderson
Dianna Henderson

BOOK 10249 PG 648

7162

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra McBroom Bass, Coradell H. McBroom and Dianna Henderson the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1996.

My commission expires_____

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

02435 43

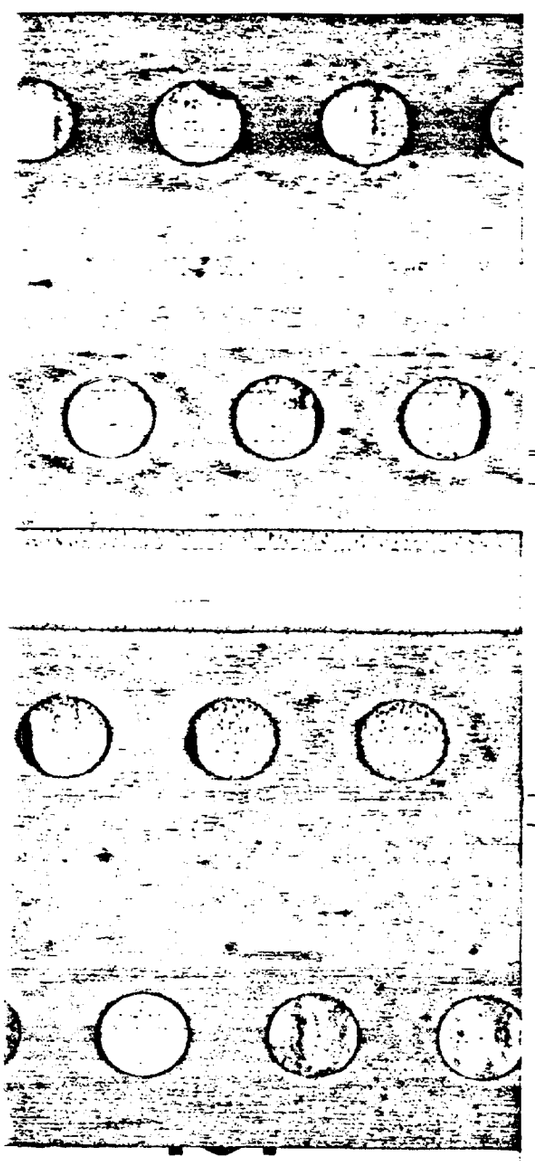
IDENTIF. & REFERENCE

96 NOV -5 AM 8:44

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8005 11/05 0101 03CHECK 332.75

648



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

RECEIVED OF _____

FOR _____

BOOK 10249 PG 649

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 87500.00
				CON TX 323.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 332.75
				CHECK 332.75
11/05/96	01	08:45	0001	8005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243543
IDENTIF. # REFERENCE

96 NOV -5 AM 8:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1084933