BOOK 10264 PG 557

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 171,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL SCOTT PARKER 1303 Eastland Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-5 PARCEL 273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY ONE THOUSAND AND NO/100- ---------- ($ 171,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, LARRY G. SPENCER AND WIFE, GAYLE S. SPENCER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL SCOTT PARKER AND LORI D. BAUGH, BOTH UNMARRIED, as Joint Tenants with Rights of Survivorship 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:

BEING the westerly thirty-five feet of Lot No. 29 and the easterly forty feet of Lot No. 28 on the Plan of Edgewood Addition, E.T. Brown's Subdivision of the Bransford Place, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee.

SAID parts of Lots 28 and 29 adjoin each other and front together 75.0 feet on the north side of Eastland Avenue and extend back northerly between parallel lines, 160.0 feet, more or less, to an alley.

BEING the same property conveyed to Larry G. Spencer and wife, Gayle S. Spencer, by deed from David M. Hasting and wife, Karen N. Hasting, of record in Book 9259, page 837, Register's Office for Davidson County, Tennessee.

IDENTIF. ↑ REFERENCE 0248181

96 NOV 20 AM 8:46
ELIAZ BLANTON REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1303 Eastland Avenue, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgewood Addn., E.T. Brown's S/D of the Bransford Pl of record in Book 332, page 73, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of November, 19 96.

LARRY G. SPENCER

GAYLE S. SPENCER

MITCHELL A. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 LARRY G. SPENCER AND WIFE, GAYLE S. SPENCER, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 19 96.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

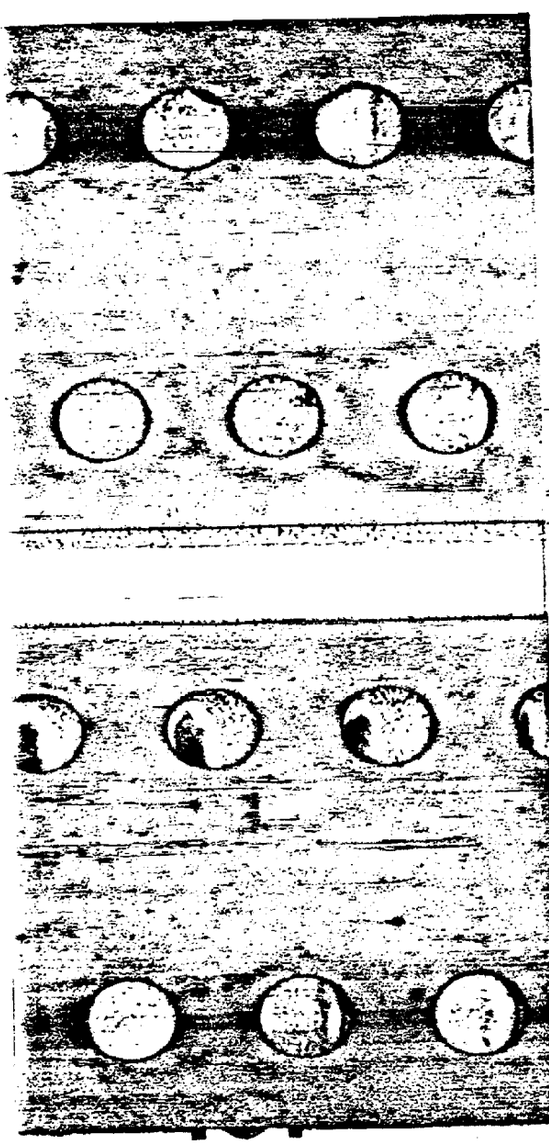
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

7205 11/20 0101 03CHECK 641.70



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

RECEIVED OF _____

FOR _____ BOOK 10264 PG 559

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 171000.00
CON TX 632.70
PRFEE 1.00
WDEED 8.00
TOTAL 641.70
CHECK 641.70

11/20/96 01 08:46 0001 7205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248181
IDENTIF. # REFERENCE

96 NOV 20 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089918