BOOK 10277 PG 30 FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 79,000.00

James H. Spears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Nov, 1996

Lucy B. Woods
Notary Public

MY COMMISSION EXPIRES: 10/17/98
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
APPROVED ATTORNEY TITLE & CLOSING COMPANY, L.L.C.
One Town Center, Cheshire, CT 06410

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Spears et ux	First Trust Mortgage Company	42-7-A-165
(Name)	(Name)	
572 Heritage Lane	6525 Quail Hollow	
(Address)	(Address)	
Madison, TN 37115	Memphis, Tennessee 38120	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND 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, BETTY L. THOMPSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Spears and wife, Rada Alice 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. 406, Heritage Square, Phase Four, of record in Plat Book 6250, page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

CONTINUED NEXT PAGE

unimproved ( )
This is improved (x) property, known as 572 HERITAGE LANE, MADISON, 37115
(House Number) (Street) (City or Town) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto 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 our/his/her hand(s) this 29th day of October, 1996

Betty L. Thompson
BETTY L. THOMPSON

0251642
IDENTIF. & REFERENCE

DEC -3 AM 8:24
REGISTER
DAVIDSON COUNTY, TN.

0893 12/03 0101 03CHECK 301.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty L. Thompson, a Notary Public in and for said County and State, the within named BETTY L. THOMPSON the bargainor(s), 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 29th day of October, 1996.

Commission expires: 11-29-99

Faye Sokol
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for said County and State, the within named _____ with whom I am personally acquainted and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he/she/they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires_____

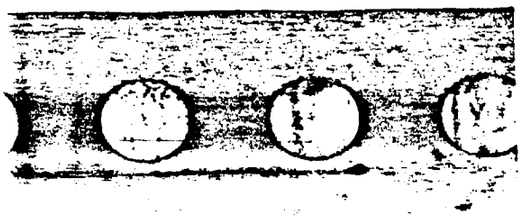
_____
Notary Public

LEGAL CONTINUATION

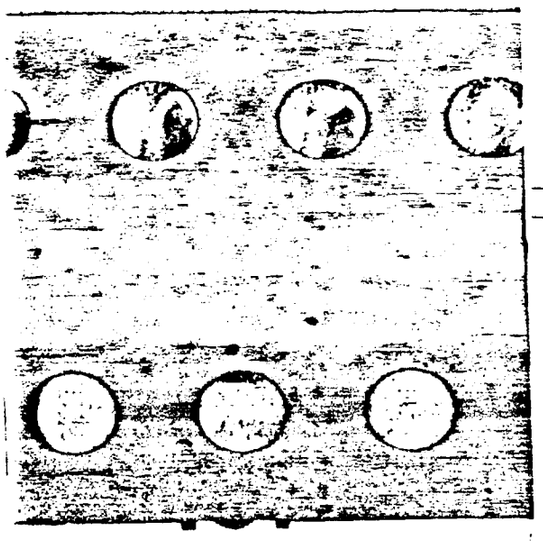
Being the same property conveyed to Betty L. Thompson, unmarried, by deed from Danny Ray Barnes, Jr. and wife, Shelli B. Barnes, of record in Book 9745, page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6407, page 59 and Deed Book 6414, page 657, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10277 PG 32

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 79000.00
				CON TX 292.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 301.30
				CHECK 301.30
12/03/96	01			08:23 0001 0893

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251642
IDENTIF. & REFERENCE

96 DEC -3 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093564