WARRANTY DEED

BOOK 10304 PG 918

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 96

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Hayes III	SAME	MAP 118-14
(NAME)	(NAME)	
501 Almonte Court		PARCEL 120
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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, William C. Spencer III and wife, Joyce E. Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Hayes III, unmarried

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. 46 on the Map of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Crestridge Drive, at the corner of Lots 45 and 46; thence with the line between said lots, easterly 182 feet to the corner of Lot No. 47; thence with the line between lots 46 and 47 southerly 93.7 feet to the north margin of Pleasant Valley Road; thence with the margin of the same, westerly around a slight curve, 95 feet to a point, and continuing with the margin of said Road, westerly 108.9 feet to the beginning of a curve, thence around said curve, northwesterly 39.27 feet to the east margin of Crestridge Drive; thence with the margin of the same, northerly 80 feet to the beginning.

Being the same property conveyed to William C. Spencer III and wife, Joyce E. Spencer, by deed from Jane B. James, of record in Book 8546, page 66, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 3548 Crestridge Drive, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand s this 30th day of December 19 96

William C. Spencer III

Joyce E. Spencer

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 William C. Spencer III and wife, Joyce E. 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 at Nashville, Tennessee, this 30th day of December, 19 96.

Commission expires 7-21-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

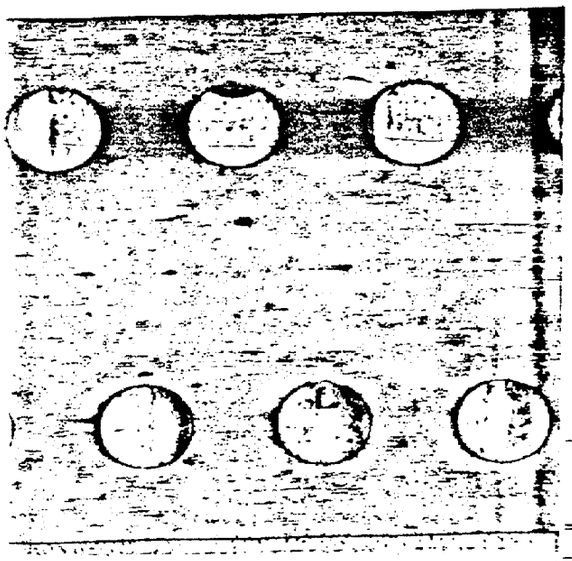
Notary Public

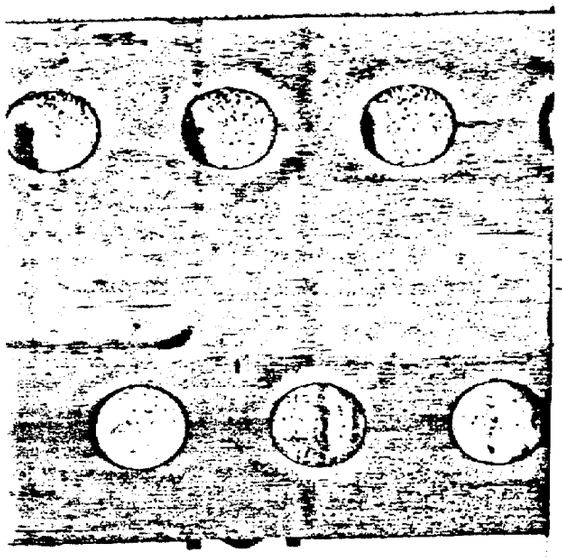
0260045
IDENTIF. ↑ REFERENCE

96 DEC 31 AM 8:44

[illegible] REGISTER
DAVIDSON COUNTY, TN.

0454 12/31 0101 03CHECK 432.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10304 PG 920

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 115430.00
CON TX 427.10
PRFEE 1.00
WDEED 8.00
TOTAL 436.10
CHECK 436.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260045
IDENTIF. ↑ REFERENCE

96 DEC 31 AM 8:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103006