WARRANTY DEED

BOOK 10328 PG 767

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 5-22-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kirk C. Waite, Attorney, 7100 Executive Center Drive, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben L. Speer	NEW OWNER	92-16B-36
(NAME)	(NAME)	
900 19th Avenue South #401		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Suzanne Lee Layne, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben L. Speer, a single man

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, described as follows:

Being Unit 401, Level 6, of University Square Condominium Apartments, as shown on the Plan of record in Book 6900, page 124, Register's Office for said County, and as established by Master Deed of record in Book 7051, page 529, said Register's Office, as amended in Book 7119, page 884, said Register's Office - together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "A" of said Master Deed.

Being the same property conveyed to David W. Layne and wife, Suzanne L. Layne by deed from James R. Newpart and wife, Myrna M. Newpart, as of record in Book 9389, page 776, Register's Office for Davidson County, Tennessee. The said David W. Layne and Suzanne L. Layne have subsequently divorced and sole interest to subject property conveyed to Suzanne Lee Layne by Quitclaim Deed of record in Book 10328, page 765 Register's office for said county. Suzanne L. Layne and Suzanne Lee Layne being one and the same person.

unimproved ( )
This is improved (X) property, known as 900 19th Avenue South #401, Nashville, TN 37212
(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 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 my hand this 15th day of January 19 97

Suzanne Lee Layne
Suzanne Lee Layne

BOOK 10328 PG 768

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Lee Layne, unmarried

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 Brentwood, Tennessee, this 15th day of January, 19 97.

Commission expires 5-22-97

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____.

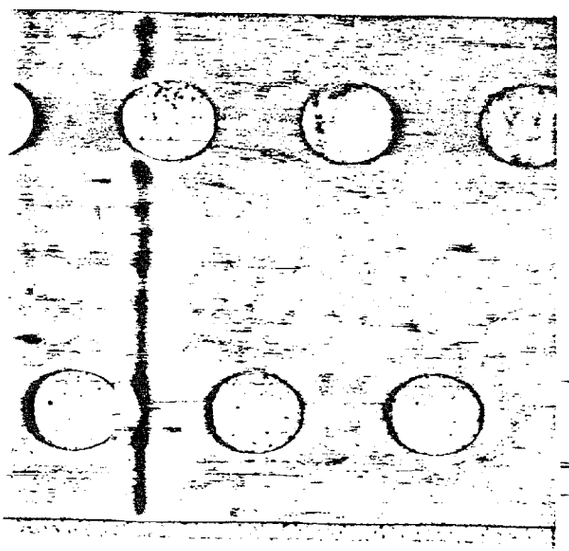
My commission expires ____

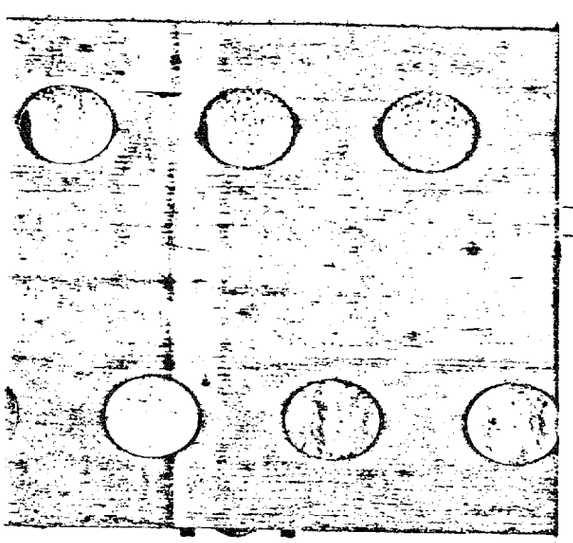
Notary Public

0266817
IDENTIF. ↑ REFERENCE

MAIL ENV.
97 JAN 24 PM 2:04
DAVIDSON COUNTY, TN.

7670 01/24 0101 03CHECK 236.55





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

RECEIVED OF _____

FOR _____

BOOK 10328 PG 769

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 61500.00
				CON TX 227.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 236.55
				CHECK 236.55
01/24/97	01			14:09 0001 7670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266817
IDENTIF. ↑ REFERENCE

97 JAN 24 PM 2:04
REGISTER
DAVIDSON COUNTY, TN.

No. 1110146