BOOK 10363 PG 774

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 1997

Notary Public

MY COMMISSION EXPIRES: October 14, 1997
(AFFIX SEAL)

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Mail **THIS INSTRUMENT WAS PREPARED BY**
Thomas J. Haynes, Attorney, 117 North Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Spears (NAME)	Community Mortgage Corporation (NAME)	Map 162-9-A 129
5510 Country Dr., Unit 129 (ADDRESS)	142 Timber Creek Drive (ADDRESS)	5DU-56005 CD
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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, Kathryn M. Moore (unmarried)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Spears (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:

BEING all of UNIT NO. 129 OF HICKORY CONDOMINIUMS, PHASE 2, BUILDING 2, a horizontal property regime established by Master Deed of record in Book 4659 at page 32, the Plat of which is of record in Plat Book 4460 at page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

BEING that same property conveyed to Kathryn M. Moore by deed from Gale Shores of record in Book 8501, Page 682 of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants appearing in instruments of record in Book 4659, page 32; Book 4937, page 429 and Book 5606, page 663, all of the Register's Office for Davidson County, Tennessee; to Easement of record in Book 4842, page 979 said Register's Office and to all matters shown on the plat of record in Plat Book 4460, page 133 said Register's Office.

unimproved ( )
This is improved (X) property, known as 5510 Country Drive, Unit 129, Nashville, TN 37211
(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 27th day of February 1997

Kathryn M. Moore

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn M. Moore

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 Murfreesboro, Tennessee, this 27th day of February 19 97.

Commission expires October 14, 1997

_____ Notary Public

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

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

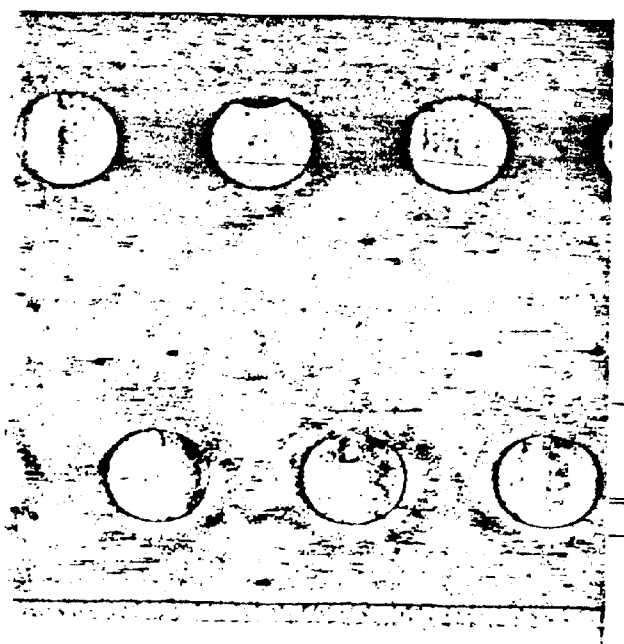
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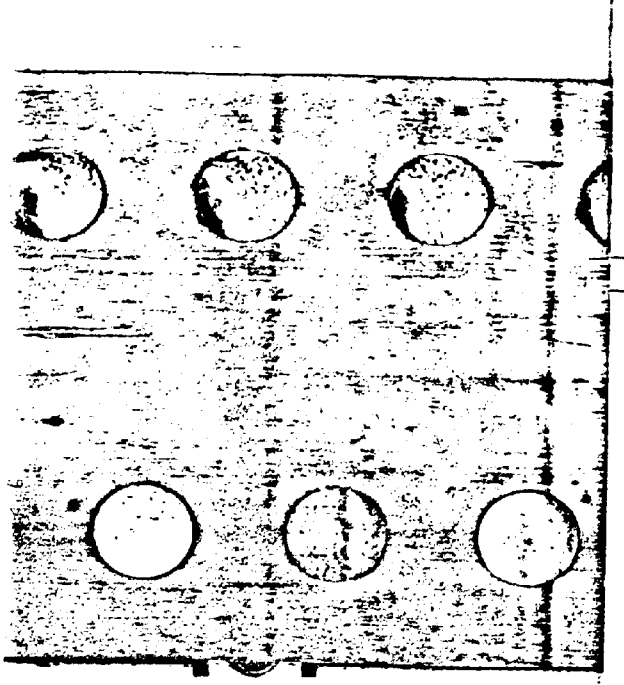
IDENTIF. & REFERENCE

97 MAR -4 PM 3:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2616 03/04 0101 03 CHECK 347.55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10368 PG 776

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	91500.00
CON TX	338.55
PRFEE	1.00
WDEED	8.00
TOTAL	347.55
CHECK	347.55

03/04/97 01 15:29 0001 2616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02788837

IDENTIF. & REFERENCE

97 MAR -4 PM 3:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123008