274

FORM NO. WD-1

BOOK 10403 PG 205

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH 19 97

Notary Public

MY COMMISSION EXPIRES: JAMES R. BLUMBERG Notary at Large Comm. Exp. 7-22-2000

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, N[illegible]ville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL SPENCER et al (NAME)	CTX MORTGAGE COMPANY (NAME)	84-10-40
2201 Mecca Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 19000 (STREET ADDRESS)	3DZ 245062
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	

FOR AND IN 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 ESTATE OF LARRY NEWTON a/k/a LARRY C. NEWTON, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL SPENCER and JOHN DAVID FOSTER

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. 314 on the Plan of Maplecrest Subdivision, of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Larry C. Newton, Jr., Unmarried, by deed from Wayne Jones Buey and Jerry Clifton Williams, of record in book 9084, page 751, Register's Office for Davidson County, Tennessee. The said Larry C. Newton, Jr., having since died and In Case 97P285, Will of Larry C. Newton, Jr., was probated. Jane Kelley was appointed Executrix and given authority to sell.

FELIX A. NIELSON REGISTER DAVIDSON COUNTY, TN.
97 APR -3 AM 8:26

IDENTIF. & REFERENCE 0290251

This is unimproved / improved X property, known as 2201 Mecca Drive, Nashville, Tennessee 37214
(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 hand this 31st day of March, 19 97

ESTATE OF LARRY NEWTON a/k/a LARRY C. NEWTON, JR.

By: Estate of Larry Newton a/k/a Larry C. Newton, Jr. Jane Kelley, Executrix

JANE KELLEY, Executrix

BOOK 10403 PG 206

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, THE UNDERSIGNED a Notary Public in and for the State and County aforesaid, personally appeared JANE KELLEY

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the ESTATE OF LARRY NEWTON a/k/a LARRY C. NEWTON, JR. of the Executrix a corporation, and that she as such Executrix, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate of Larry Newton a/k/a Larry Newton, Jr., by Jane Kelley, corporation by herself as Executrix.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1997

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____Notary Public

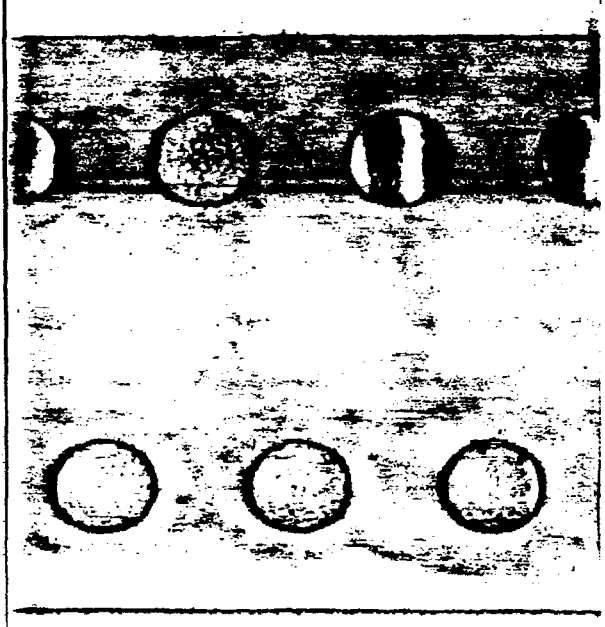
Commission Expires JAMES R. BLUMBERG Notary at Large Comm. Exp. 7-22-2000

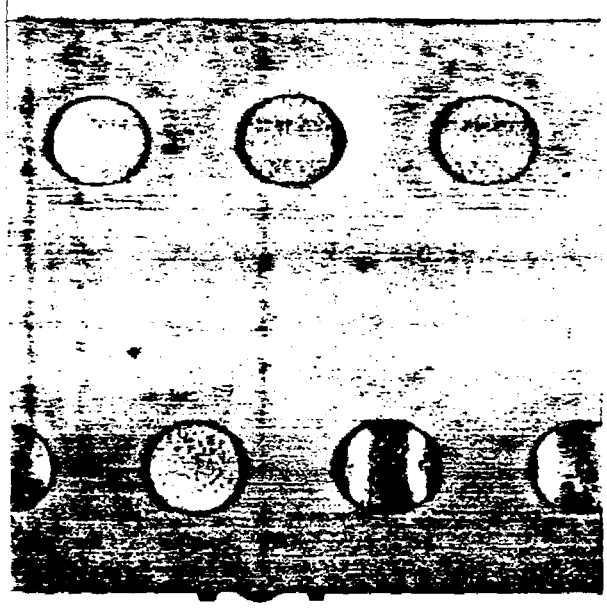
WARRANTY DEED

FROM

TO

4814 04/03 0101 03CHECK 304.63





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

RECEIVED OF _____

FOR _____

BOOK 10403 PG 207

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 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

04/03/97 01 08:26 0001 4814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290251
IDENTIF. # REFERENCE

97 APR -3 AM 8:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1135068