Box 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10441 PG 567

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Charles E. Spencer Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2
DAY OF ~~4~~ April May, 1997

Jo Lynn Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CHARLES E. SPENCER, JR. (NAME)	SAME (NAME)	Pt. of 11-13
667 Crossroads Park Drive (ADDRESS)	(ADDRESS)	
Aiken, SC 29803 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VAN E. HAMLETT, AN UNMARRIED PERSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

CHARLES E. SPENCER, JR., AND WIFE, ADA PAULETTE SPENCER

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Being part of the same property conveyed to VAN E. HAMLETT AND WIFE, VIRGINIA C. HAMLETT by deed from Willie Mae Binkley Fields and Gertrude Binkley Greer, of record in Book 3983, page 550, Register's Office for Davidson County, Tennessee. The said Virginia C. Hamlett having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "B")

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 MAY -5 AM 10:47
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03012 09

unimproved ( )
This is improved (X) property, known as Greer Road, Goodlettsville, TN 37072
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 21st day of April, 19 97.

Van E Hamlett
VAN E. HAMLETT

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

BOOK 10441 PG 568

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named VAN E. HAMLETT, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of April 1997

My Commission expires:
11/28/98

J Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____

_____
Notary Public

EXHIBIT "A"

LEGAL DECSCRIPTION

TRACT 2

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997 and known as Job #960306 and being more particularly described as follows:

Beginning at a point in the center of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning being 753.52' northwesterly from the northwesterly margin of Greer Road, said point of beginning also being the Southeast corner of the herein described tract; thence, leaving the center of the said Easement, S 52 degrees 51 minutes 47 seconds W 369.52' to an iron pin in a fence line, the line of the Montry Duke property of record in Book 4731, Page 932, R.O.D.C., TN.; thence, with Duke's line and a fence, N 43 degrees 19 minutes 58 seconds W 560.30' to an iron pin; thence, leaving Duke's line, N 66 degrees 00 minutes 11 seconds E 535.33' to an iron pin in the center of said 50' Ingress-Egress, Utility and Private Water Line Easement; thence, with the center of said Easement, the following two calls: S 21 degrees 09 minutes 07 seconds E 146.84' to an iron pin; thence, S 27 degrees 19 minutes 28 seconds E 298.54' to the point of beginning, containing 5.04 Acres more or less.

Together with a 50 foot ingress-egress, utility and private water line easement, of record in Book 10424, page 432, REgister's Office for Davidson County, Tennessee, and

Together with a 20 foot easement for placement of private water meters along Greer Road, of record in Book 10424, page 436 Register's Office for Davidson County, Tennesee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10441 PG 570

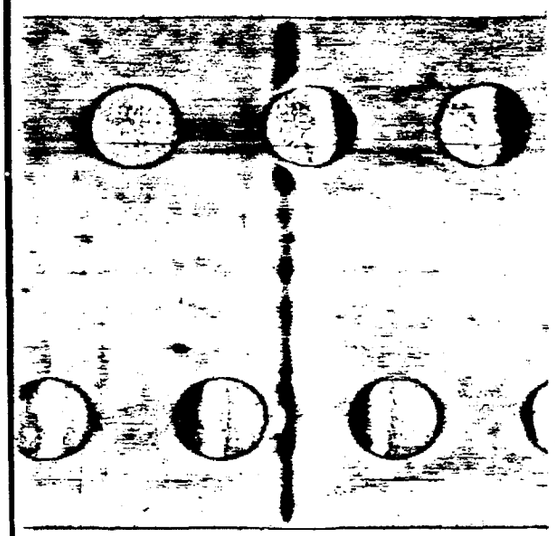
EXHIBIT "B"

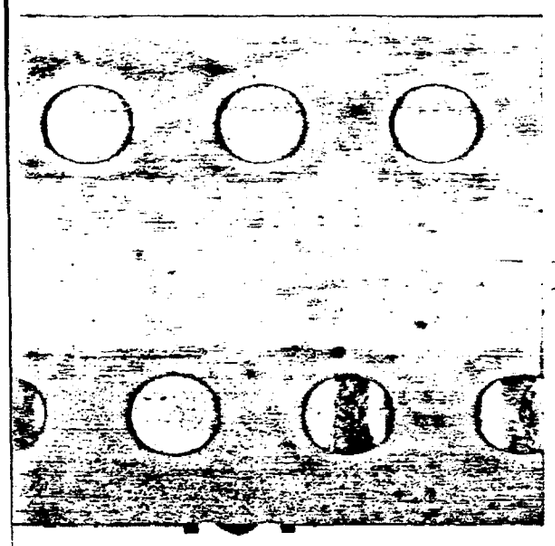
1. Metro taxes for 1997, a lien, but not yet due and payable.

2. A 50 foot ingress-egress, utility and private water line eastment, of record in Book 10424, page 432, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 10424, page 441, Register's Office for Davidson County, Tennessee.

6959 05/05 0101 03CHECK 120.60





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

RECEIVED OF _____

FOR _____

BOOK 10441 PG 571

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 28000.00
				CON TX 103.60
				PRFEE 1.00
				WDEED 16.00
				TOTAL 120.60
				CHECK 120.60
			05/05/97 01	10:49 0001 6959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0301209
IDENTIFICATION REFERENCE

-5 11:10:47

REGISTER
DAVIDSON COUNTY, TN.

No. 1147029