ADDRESS NEW OWNER AND SEND TAX BILLS:
Jerry Spence and wife, Connie Sue Frensley Spence
8036 Montcastle Drive
Nashville, TN 37221

MAP PARCEL NOS.
142-04-0-A 149.00 CO SA/FB: 09D 03791

BOOK 10453 PG 786

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, **WILLIAM S. HOFSTETTER, unmarried**, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto **JERRY SPENCE and wife, CONNIE SUE FRENSLEY SPENCE**, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Unit No. 149 in a Horizontal Property Regime located on the Plat of BELLE FOREST, of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
>
> Being the same property conveyed to William S. Hofstetter and wife, Margaret G. Hofstetter, by deed from Holly Bowen, Trustee, of record in Deed Book 8332, page 160, Register's Office for Davidson County, Tennessee. The said Margaret G. Hofstetter having since deceased.

which has the address of Unit 149 Belle Forest Condominiums, 214 Old Hickory Blvd., Nashville, Tennessee 37221 ("Property Address").

This conveyance is made subject to:

1. 1997 taxes, which have been pro-rated as of date of deed and assumed by Grantees.

2. The premises is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration therof; also subject to the easements, rights and interests in favor of other unit owners. and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominiums, of record in Book 5438, page 699, as amended in Book 6082, page 866, Register's Office for Davidson County, Tennessee.

3. Easement Agreement between Belle Forest and American Buildings Company, of record in Book 5074, page 945, said Register's Office.

4. Subject to rights of others in and to the common areas/elements.

5. Subject to all matters shown on the Plan of record in Book 5200, page 167, in said Register's Office.

6. Subject to lien for special assessments contained in the Master Deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, representatives, successors and assigns forever. And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as hereinabove set out.

And William S. Hofstetter does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, representatives, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of May, 1997.

William S. Hofstetter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $67,000.00.

Sworn to and subscribed before me,

this 13th day of May, 1997.

NOTARY PUBLIC
JAMES C. HOFSTETTER
DAVIDSON COUNTY

Notary Public

My commission expires: 3-24-01

97 MAY 14 AM 11:09
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE
03047778

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 S. Hofstetter**, the within named bargainor, with whom I am personally acquainted, or proved to me on 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 Nashville, Tennessee, this 13th day of May, 1997.

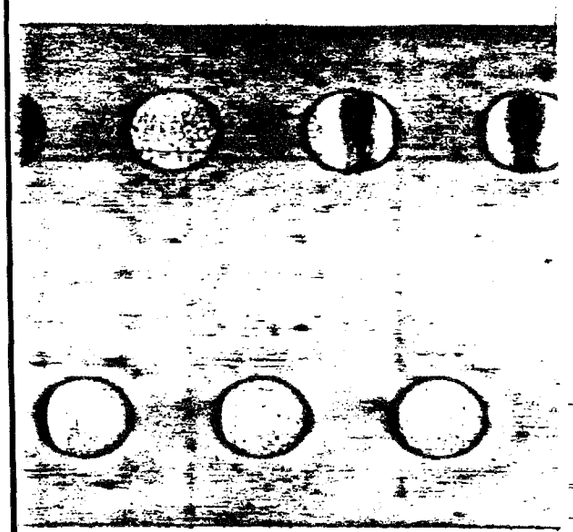
NOTARY PUBLIC
JAMES C. HOFSTETTER
DAVIDSON COUNTY

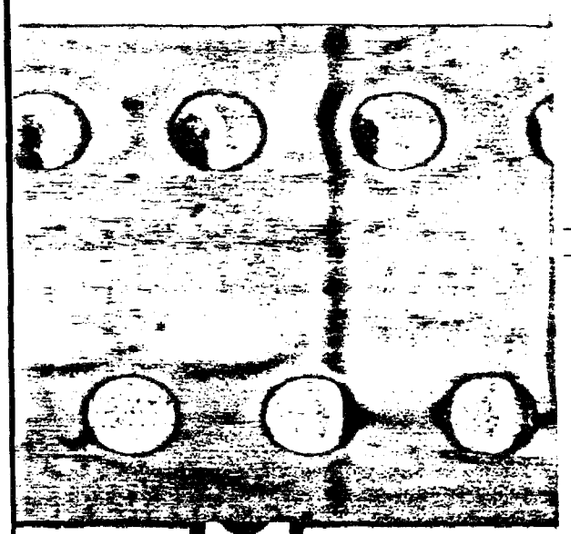
Notary Public

My commission expires: 3-24-01

\spence.wd-2

0809 05/14 0101 CHECK 25.00





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

RECEIVED OF _____

FOR _____

BOOK 10453 PG 788

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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

05/14/97 01 11:12 0001 0889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304778
IDENTIF. # REFERENCE

97 MAY 14 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1150916