BOOK 10661 PG 755

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00

Tracy Spencer
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 24th day of October 1997

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOE SPENCER 1138 Kirkland Avenue Nashville, Tennessee 37216	SAME	MAP 72-7 PARCEL 74
	4867 10/29 0101 03CHECK 249.50	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND AND NO/100---------- ($ 65,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, HOMER C. JOHNSON AND WIFE, LAUREL A. JOHNSON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOE SPENCER AND WIFE, TRACY SPENCER 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 the westerly 80.0 feet of Lot No. 11 on the Map of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 11 fronts 80.0 feet on the southerly side of Kirkland Avenue and runs back 301.5 feet on the westerly line and 295.18 feet, more or less, on the easterly line to a dead line measuring 80.0 feet thereon.

BEING the same property conveyed to Homer C. Johnson and wife, Laurel A. Johnson, by Quitclaim Deed from Gertrude D. Smith, widow, of record in Book 5000, page 599, Register's Office for Davidson County, Tennessee.

97 OCT 29 AM 9:23
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0363671

This is improved property known as 1138 Kirkland Avenue, Nashville, Tennessee 37216

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of October, 19 97.

Homer C. Johnson
HOMER C. JOHNSON

Laurel A. Johnson
LAUREL A. JOHNSON

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 HOMER C. JOHNSON AND WIFE, LAUREL A. JOHNSON, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 19 97.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

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

RECEIVED OF _____

FOR _____

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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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50

10/29/97 01 09:24 0001 4867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0363671
IDENTIF. & REFERENCE

97 OCT 29 AM 9:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1214106