BOOK 10674 PG 682

33

**STATE OF TENNESSEE** 7455-M
**COUNTY OF Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

x Scott D Hoy
**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE** 27th DAY OF October, 19 97

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

*THIS INSTRUMENT WAS PREPARED BY*
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

| NAME | ADDRESS | MAP, PARCEL NUMBERS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: Scott D. Hoy | SEND TAX BILLS TO: NationsBanc Mortgage Corporation | 98-02-18 |
| (NAME) 5204 Lana Renee Court | (NAME) P. O. Box 35140 | |
| (STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076 | (STREET ADDRES) Louisville, KY 40232 | |
| (CITY) (STATE) (P.O. ZIP) | (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, Anthony E. Spencer and Tammy S. Spencer, husband and wife

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scott D. Hoy and Lori K. Hoy, husband and wife

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. 39, on the Plan of Roxborough Subdivision, of record in Plat Book 5200, Page 63, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Anthony E. Spencer and Tammy S. Spencer, husband and wife by deed from Brenda J. Fisher, Trustee, filed of record in Book 9143, page 929, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

0367114
IDENTIF. ↑ REFERENCE

97 NOV -6 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 5204 Lana Renee Court, Hermitage, TN 37076

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 their hands this 27th day of October, 19 97.

Anthony E. Spencer

Tammy S. Spencer

7455-M

BOOK 10674 PG 683

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Anthony E. Spencer and Tammy S. Spencer, husband and wife the bargainors, 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 at Nashville, Tennessee, this 27th day of October, 1997.

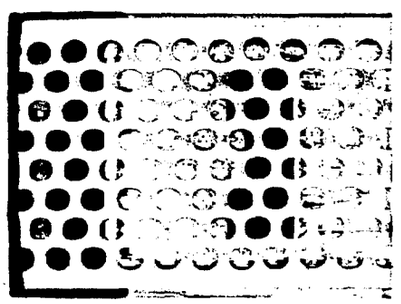
My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

8882 11/06 0101 03CHECK 467.80

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

BOOK 10674 PG 684

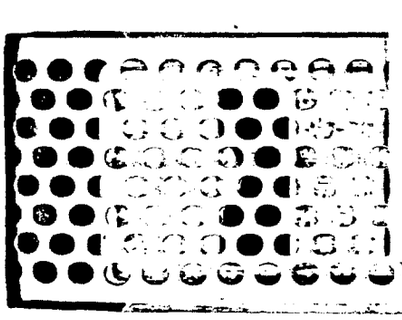
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
124000.00
CON TX 458.80
PRFEE 1.00
WDEED 8.00
TOTAL 467.80
CHECK 467.80

11/06/97 01 11:14 0001 8682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0367114
IDENTIF. & REFERENCE

97 NOV -6 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1217881