26

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Betty O. Place	[	[ ]
[7329 Tidwell Road	[New Owner	[Map 83-6]
[Nashville, Tennessee 37209	[	[Parcel 71]
[		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205		]
[Prepared from information furnished by the parties hereto		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Larry C. Spencer, unmarried, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Betty O. Place, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Roy F. Williams' Subdivision of the Hunter Tract, as of record in Book 547, page 13, Register's Office for said County.

Said Lot No. 32 fronts 75-1/2 feet on the easterly side of Setliff Place and runs back between lines, 155 feet on the southerly line and 135 feet on the northerly line, which northerly lines is the southerly margin of Benjamin Street, to an alley in the rear of shows 73 feet on said alley.

Being the same property conveyed to Larry C. Spencer by Quitclaim Deed from Donald R. Northcutt of record in Book 8184 page 674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and other encumbrances of record.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $50,000.00.
[
[_____ Affiant
[Subscribed and sworn to before me this
[4th day of March, 1998
[
[_____ Notary Public
[
[My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have caused this Deed to be executed this 4 day of March, 1998.

LARRY C. SPENCER

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 **Larry C. Spencer**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 4th of March, 1998.

Notary Public

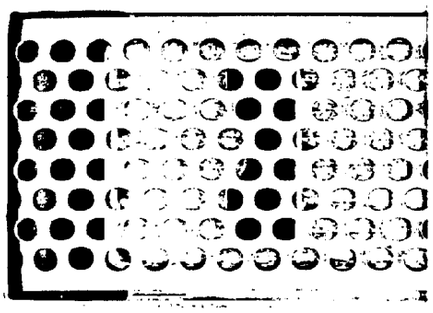
My Commission Expires: 1-27-2001

0408080
IDENTIF. ↑ REFERENCE

98 MAR -4 PM 4:21

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

122e 03/04 0101 03CHECK 194.00



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

RECEIVED OF _____

FOR _____ 10823 605

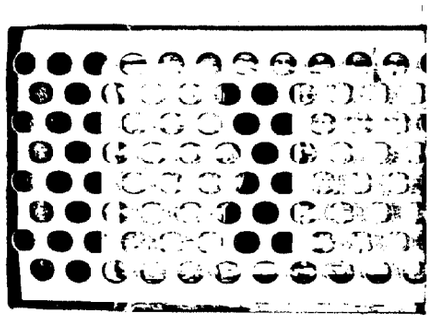
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CANT 50000.00
CON TX 133.00
PRFEE 1.00
WDEED 3.00
TOTAL 194.00
CHECK 194.00

03/04/98 01 16:20 0001 1226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0408080
IDENTIF. ↑ REFERENCE

98 MAR -4 PM 4:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1261657