PREPARED BY (AND RETURN TO):

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BOOK 10951 PG 647

W & I Ref: (sk) Title No: 39907
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephanie L. Wood 8048 Settlers Way Nashville, TN 37221	First Trust Mortgage 5111 Maryland Way, Suite 206 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 126-15-A-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 148,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Spivey and spouse, Judy A. Spivey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie L. Wood,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Boone Trace, Phase One of record in Plat Book 7900, page 667, said Register's Office.

SAID Lot No. 13 fronts 85.00 feet on the easterly margin of Settlers Way and extends back 151.57 feet on the southerly line and 75.00 feet on the northerly line to a broken line in the rear, measuring 114.26 feet thereon.

BEING the same property conveyed to James R. Spivey and spouse, Judy A. Spivey, by deed from Fox Ridge Homes, Inc., of record in Book 9817, page 212, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 667, said Register's Office, which Plan shows a 30 foot minimum building setback line from Settlers Way, together with a designated building site and 15 foot easement for public utility purposes along the westerly front line(s) and 2.5 X 25 foot utility anchor easement located on the northwesterly front corner of said lot and 20 foot drainage easement with a 10 foot sanitary sewer easement lying therein along the rear line of said lot; Easement and Right of Way Agreement Underground between Viacom Cable and First Hotel Investment Corp. of record in Book 9665, page 420, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9342, page 312 and rerecorded in Book 9735, page 931, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C., dated May 11, 1998, which discloses concrete drive encroaches onto 15 foot utility easement.

This is improved property, known as: 8048 Settlers Way, Nashville, TN 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 10951 PG 648

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 1998.

James R. Spivey

Judy A. Spivey

State of Tennessee
County of Davidson

On this 28th day of May, 1998, before me the undersigned authority, personally appeared **James R. Spivey** and **Judy A. Spivey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 148000.00

Affiant

Sworn and subscribed before me on the 28th day of May, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

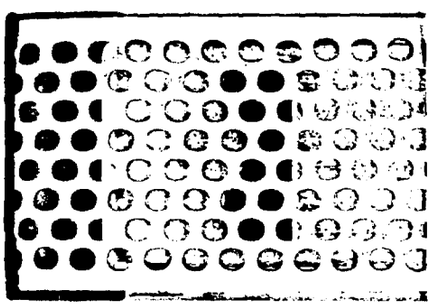
0443510
IDENTIF. & REFERENCE

98 MAY 29 PM 2:24

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

3329 05/29 0101 03CHECK 556-60

WTdoc: Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BOOK 10951 PG 649

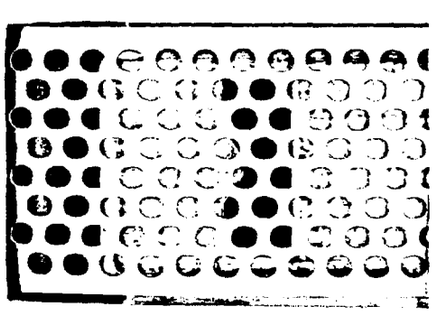
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 148000.00
CON TX 547.60
PRFEE 1.00
WDEED 8.00
TOTAL 556.60
CHECK 556.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/29/98 01 14:26 0001 3229



0443510
IDENTIF. ↑ REFERENCE

98 MAY 29 PM 2:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1299174