File Box 24

WARRANTY DEED

BOOK 11043 PAGE 975

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

M. Suzanne Spears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 98

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Suzanne Spears (NAME)	Community Mortgage Corporation (NAME)	MAP 150-3
3610 Wells Court (ADDRESS)	142 Timber Creek Drive (ADDRESS)	PARCEL 309
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (CITY) (STATE) (ZIP)	2DX 03685

FOR AND 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, Ginger F. Downey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Suzanne Spears and Johnnie W. Spears, Sr., both unmarried as joint tenants with right of survivorship

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 Lot 122A, Zone Lot Division of Lots 119-123, Chelsea of Priest Lake, Section Two-C as of record in Book 6250, Page 943 as amended in Book 6900, Page 192, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ginger D. Moore by Quitclaim deed from David O. Huff, Trustee of record in Book 10381, Page 360, Register's Office, Davidson County, Tennessee. Ginger D. Moore and Ginger F. Downey is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions and notes of record in Plat Book 6900, Page 192, said Register's Office.

This conveyance is subject to utility and drainage easement of record in Book 6250, Page 943 as amended in Book 6900, Page 192, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3610 Wells Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of July 19 98

Ginger F. Downey
Ginger F. Downey

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 Ginger F. Downey

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 30th day of July 19 98.

Commission expires 3-23-2002 Tina D. Brown
Notary Public

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) acknowledged _____ 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0469078
IDENTIF. # REFERENCE
98 JUL 31 AM 9:15
FELIX Z. HALSELL, REGISTER
DAVIDSON COUNTY, TN.

0655 07/31 0101 03CHECK 297.75

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

RECEIVED OF _____

FOR _____

BOOK 11043 PAGE 977

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 77500.00
CON TX 286.75
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 297.75
CHECK 297.75

07/31/98 01 09:16 0001 0655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469078
IDENTIF. & REFERENCE

98 JUL 31 AM 9:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326272