Box 52

WARRANTY DEED

BOOK 11054 PAGE 29

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,500.00

Meredith W Spence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: ~~March 25, 2000~~ 6/12/2000

(AFFIX SEAL) NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAS

THIS INSTRUMENT WAS PREPARED BY:
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., Ste. 201, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Spence, Jr. (NAME)	Freeman Webb Mortgage Corp. (NAME)	MAP 129-8,
116 Brookfield Avenue (ADDRESS)	545 Main Stream Drive (ADDRESS)	PARCEL #115
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37072 (CITY) (STATE) (ZIP)	

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, Michael DeMere and wife, Lee Ann DeMere

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael P. Spence, Jr., and wife, Meredith W. Spence

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. 7 of Block "E" on the Second Revised Plan of The Highlands of Belle Meade No. 2, as of record in Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael DeMere and wife, Lee Ann DeMere, by deed from Tara E. Cavozos, married, of record in Book 9263, Page 829, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

0471453 IDENTIF. ↑ REFERENCE

98 AUG -5 PM 3:09 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

3115 08/05 0101 03CHECK 934.15

unimproved ( )
This is improved (X) property, known as 116 Brookfield Avenue, Nashville, TN 37205
(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 our hand s this 31st day of July 19 98

Michael DeMere

Lee Ann DeMere

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11054 PAGE 30

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael DeMere and wife, Lee Ann DeMere

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 at Nashville, Tennessee, this 31st day of July 19 98.

Commission expires March 25, 2000

Notary Public

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 _____ 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 _____.

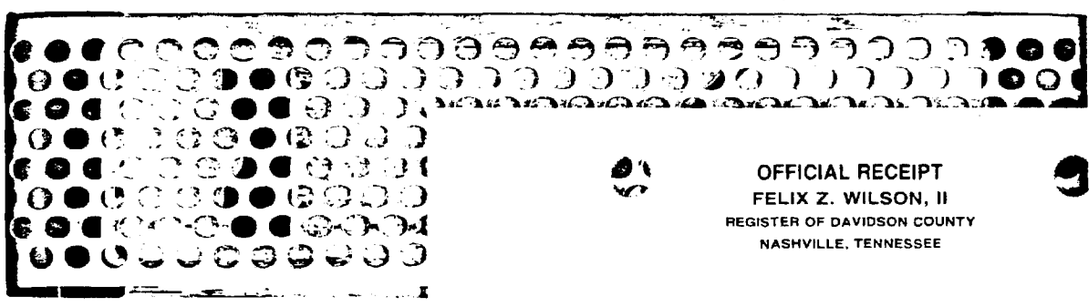
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

Warranty Deed from Michael DeMere and wife, Lee Ann DeMere, to Michael P. Spence, Jr. and wife, Meredith W. Spence.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215



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

RECEIVED OF _____

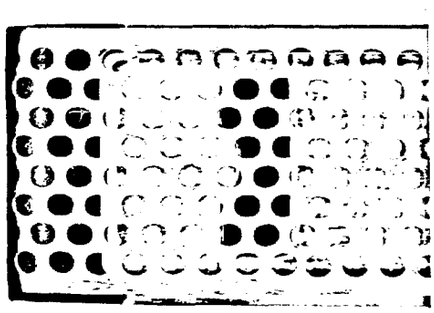
FOR _____

BOOK 11054 PAGE 31

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	
				249500.00
			CON TX	923.15
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	934.15
			CHECK	934.15
08/05/98	01	15:10 0001		3115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0471453
IDENTIF. # REFERENCE

98 AUG -5 PM 3:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1328707