FILE BOX 45

WARRANTY DEED

BOOK 11213 PAGE 773

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Jeanna B Schepke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November 19 98

PATRICIA NICHOLLS NOTARY PUBLIC MY COMMISSION EXPIRES LARGE (AFFIX SEAL) DAVIDSON COUNTY

Patricia Nicholls
Notary Public

3/24/01

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanna B. Schepke (NAME)	Guaranty Trust Company (NAME)	MAP 86-14-A
219 Thistle Lane (ADDRESS)	640 Broadmor Blvd., Suite 100 (ADDRESS)	PARCEL 219 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Timothy G. Spence and wife, Kim Spence

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeanna B. Schepke, unmarried

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 No. 219, Unit on the Plan of Stage Three, Hermitage Meadows, of record in Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Timothy G. Spence an unmarried person by deed from Barbara A. Boysen, an unmarried person, of record in Book 10605, Page 554, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 6034, Page 365, Register's Office for said County.

0515051

IDENTIFICATION REFERENCE

98 NOV 20 AM 9:47

[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 219 Thistle Lane, Hermitage, TN 37076
(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 18th day of November 19 98

Timothy G. Spence

Timothy G. Spence

Kim Spence

Kim Spence

FILE BOX 45

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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 Timothy G. Spence and wife, Kim Spence

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 18th day of November 19 98.

Commission expires 3/24/01

Notary Public

STATE OF TENNESSEE
COUNTY OF

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

9694 11/20 0101 03CHECK 282-95

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

RECEIVED OF _____

FOR _____

BOOK 11213 PAGE 775

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 73500.00
CON TX 271.95
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 282.95
CHECK 282.95

11/20/98 01 09:48 0001 9694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0515051
IDENTIF. # REFERENCE

98 NOV 20 AM 9:47

REGISTER
DAVIDSON COUNTY, TN.

No. 1374750