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63

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 23 day of November, 1998.

My commission expires

Notary Public

NATHAN H. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires 9/25/2002

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
4810 MICHIGAN AVE NASHVILLE, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 91-7/269.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

DONALD GENE WILLIS AND WIFE, CLAUDIA A. WILLIS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

TERRY SPENCE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 721 AND 723, OF BLOCK 108, PLAN NO. 1, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DONALD GENE WILLIS AND WIFE, CLAUDIA A. WILLIS BY WARRANTY DEED FROM JOE J. FEATHERSTONE AND WIFE, BONNIE W. FEATHERSTONE DATED MAY 20, 1988 AND RECORDED MAY 23, 1988 IN BOOK 7549, PAGE 838, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 4810 MICHIGAN AVE, NASHVILLE, TN

98 DEC 14 AM 9:57
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0524668

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This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 23rd day of November, 1998.

Donald Gene Willis

Claudia L. Willis

State of Tennessee
County of Davidson

On this 23rd day of November, 1998, before me personally appeared Donald Gene Willis and Claudia L. Willis to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal,
My Commission expires:

NATHAN H. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires
9/25/2002

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

9908 12/14 0101 03CHECK 307.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

12/14/98 01 10:00 0001 9908

0524668
IDENTIF. # REFERENCE

98 DEC 14 AM 9:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399376