BOOK 11267 PAGE 552

WARRANTY DEED

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Spencer, III (NAME)	Tucker Federal Bank (NAME)	141-12B-62
1416 Brenner Court (ADDRESS)	P.O. Box 211788 (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, Carl F. Rehmert, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Spencer, III and wife, Joyce E. Spencer

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. 55, on the Plan of Southampton, Phase III, as of record in Plat Book 5200, pages 689-690, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate description.

Being the same property conveyed to Carl F. Rehmert and wife, Laura H. Rehmert by deed from Fox Ridge Company, a Limited partnership, of record in Book 6505, page 361, Register's Office for Davidson County, Tennessee. The said Laura H. Rehmert having since died.

This conveyance is made subject to the following: Taxes for 1999 and subsequent years; Declaration of covenants, conditions and restrictions of record in Book 6120, page 463, as amended in Book 6231, page 63; all matters shown on the plan of record in Book 5200, pages 689 and 690; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1416 Brenner Court, Nashville, Tennessee 37221
(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 23rd day of December 19 98

Carl F. Rehmert

12/23 0101 03CHECK 540.10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl F. Rehmert, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of December 19 98.

Commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

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

0529253
IDENTIF. & REFERENCE

98 DEC 28 PM 2:42

WILL CORRELL REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11267 PAGE 554

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	

052925 253
IDENTIF. & REFERENCE

98 DEC 28 PM 2:42
REGISTER
DAVIDSON COUNTY, TN.

CANT
143000.00
CON TX 529.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 540.10
CHECK 540.10
12/28/98 01 14:3? 0001 4801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406319