THIS INSTRUMENT WAS PREPARED BY
James L. Fuqua, Jr., Atty., Hazel Path Mansion, Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 11392 PG. 561

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 85,000.

Charles A. Spencer
Affiant

Subscribed and sworn to before me, this the 19 th day of ~~November~~ MARCH, ~~1997~~ 1999.

~~Commission Expires~~ _____

L. Chandler, Dep Reg
~~NOTARY PUBLIC~~

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL
Charles Andrew Spencer Lot 25, Happy Acres 906 Allen Road Nashville, TN 37214	NEW OWNER	MAP:096-14-0 PARCEL:136.00

WARRANTY DEED

1220 03'19 0101 01CASH 325.50

BE IT REMEMBERED that for and in consideration of the sum of ten dollars ($10.00) paid in cash, the receipt of which I hereby acknowledge, I, Margaret Ellis Hall, a single person, bargain and sell, and by this deed do hereby transfer and convey unto Charles Andrew Spencer, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being lot No. 25 on the plan of Happy Acres Subdivision, as of record in book 2331, page 63, Register's Office for Davidson County.

Lot No. 25 fronts 88 feet on the north side of Allen Road, and runs back between lines 183.8 feet on the west line and 181.5 feet on the east line to a dead line, measuring 88 feet thereon. This is improved property known as 906 Allen Road, Nashville, TN 37214.

Being the same property conveyed to Margaret Ellis Hall by a deed from Willie B. Ellis which is of record in Book 3501, page 425 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to ten-foot easement for public utilities along rear line of premises, 30-foot building setback line from Allen Road, and conditions of owners certificate, as shown on plan of record in book 2331, page 63, Register's Office for said County, and restrictive covenants contained in an instrument of record in book 2447, page 557, said Register's Office.

TO HAVE AND TO HOLD the real estate with the appurtenances, estate, title and interest thereto belonging to Charles Andrew Spencer, his heirs and assigns forever. Margaret Ellis Hall covenants that she is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that it is unencumbered.

Margaret Ellis Hall further covenants and binds herself, her heirs, and representatives to warrant and forever defend the title to the real estate to the grantee, his successors and assigns, against the lawful claims of all persons.

Margaret Ellis Hall
Margaret Ellis Hall

PICK-UP

99 MAR 19 PM 3:01

0563578
IDENTIFICATION REFERENCE

State of Tennessee
County of Sumner
On this 1 day of November, 1997, before me personally appeared Margaret Ellis Hall to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the deed as her free act and deed.

Notary Public, Commission Expires: 7-28-99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11392 PG. 565

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	PBFEE	PROBATE FEE

0563578

IDENTIFICATION REFERENCE

99 MAR 19 PM 3:04

[illegible]

[illegible] 85000.00
CONV TX 314.50
PBFEE 1.00
[illegible] 8.00
CFEE 2.00
TOTAL 325.50
CASH 325.50

[illegible] 01 15:03 0001 1220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440327