99-5-52-Q

FILE BOX 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TIFFANY SPENCER (NAME)	TUCKER FEDERAL BANK D/B/A PRIME LEN (NAME)	MAP 148-12
913 Richards Road (ADDRESS)	P.O. Box 211788 (ADDRESS)	PARCEL 007
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (CITY) (STATE) (ZIP)	F.B.#: 02DU-15090

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, SHERRY RAE MORTON AREHART AND BEN AREHART, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIFFANY SPENCER, 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:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Lori Heights, of record in Plat Book 3106, Page 123, 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 Sherry R. Morton and husband, S. Wayne Morton, by Deed from Jack E. Cook and wife, Martha E. Cook, of record in Book 9540, Page 419, Register's Office for Davidson County, Tennessee. The parties having since divorced and property was divested out of Simmie Wayne Morton and vested in Sherry Rae Morton by Final Decree of Divorce, of record in Book 10415, Page 161, said Register's Office. The said Sherry Rae Morton having since married and now being Sherry R. Morton Arehart.

THIS conveyance is subject to restrictive covenants of record in Book 3407, Page 195, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Sherry Rae Morton having since married, is now known as Sherry Rae Morton Arehart.

CONTINUED

unimproved ( )
This is improved (X) property, known as 913 Richards Road, Antioch, TN 37013
(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 28th day of May 1999

Sherry Rae Morton Arehart
SHERRY RAE MORTON AREHART

Ben Arehart
BEN AREHART

99 JUN -1 PM 4:43
PAUL G. BRELL REGISTER
DAVIDSON COUNTY, TN.

PUBLIC ACCT & REFERENCE

05933808

TN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

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 SHERRY R. MORTON AREHART AND HUSBAND, BEN AREHART, the bargainors, 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 Brentwood, Tennessee, this 28th day of May, 1999.

My Commission Expires: July 24, 1999

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

3312 06/01 0101 03CHECK 312.18

LEGAL DESCRIPTION CONTINUATION

Ben Arehart, spouse of the above named Sherry Rae Morton Arehart, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11504** PG. **66**

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

0593808

IDENTIFICATION REFERENCE

99 JUN -1 PM 4:43

LILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	81400.00
			CON TX	301.18
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	312.18
			CHECK	312.18
06/01/99	01	16:47	0001	3312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467843