BOX 44

After Recording Hold For: M. G. Baston Jr Lawyer

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

ORT # SY3103123

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,900.00.

Mark S. Spencer
Affiant

Subscribed and sworn to before me, this 29th day of June, 1999.

Notary Public

My Commission Expires: 11-27-99

Address New Owner As Follows:
Mark S. Spencer and wife,
Carlena J. Spencer
7125 Forrest Oaks Drive
Nashville, TN 37221

Send Tax Bills To:
National Bank of Commerce
7770 Poplar Avenue
Memphis, TN 38138

Map-Parcel Number:

155-08-0-C 137.00CO
9D 80383

E:4D 06/29 0101 CHECK E73.33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. DAVID STRAWBRIDGE, JR., AND WIFE, ANGELINE K. STRAWBRIDGE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARK S. SPENCER AND WIFE, CARLENA J. SPENCER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. David Strawbridge, Jr., and wife, Angeline K. Strawbridge by deed from Lee Chira, Trustee, of record in Book 8427, page 272, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 6474, page 346, Register's Office for Davidson County, Tennessee, as amended at Book 6486, page 587, and Amendment and Supplement to Restrictive Covenants of record at Book 7964, page 33, Register's Office for said County.

3. Declaration of Covenants, Conditions and Restrictions, of record in Book 6662, page 433, Register's Office for said County, and Amendment and Supplement to Restrictive Covenants contained in instrument of record in Book 6987, page 966, and Amendment and Supplement to Restrictive Covenants of record in Book 7270, page 648, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions, of record in Book 9472, page 824, Register's Office for said County,

5. Storm Water Detention Agreement to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 7099, page 299, Register's Office for Davidson County, Tennessee.

6. Matters shown on the Plan of record in Book 6900, page 339 through 347, Register's Office for said County.

This is improved property known as 7125 Forrest Oaks Drive, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24 day of June, 1999.

J. David Strawbridge, Jr.

Angeline K. Strawbridge

Angeline K. Strawbridge

0605328

IDENTIF. & REFERENCE

99 JUN 29 PM 1:34

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. DAVID STRAWBRIDGE, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of June, 1999.

Notary Public

My Commission Expires: 3/29/03

115519.1

JUN-22 99 15:25 FROM:GUL*SAN*RDB*MARTIN 615-256-6329 TO:2563861510 PAGE:06

STATE OF ALABAMA
COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANGELINE K. STRAWBRIDGE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 1999.

Linda Arnold Lewis
Notary Public

My Commission Expires: MY COMMISSION EXPIRES 3-22-2001

JUN-22 99 15:25 FROM:GULF*SAN*RDB*MARTIN 615-256-6339 TO:2563861510 PAGE:07

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

0605328
IDENTIF. ↑ REFERENCE

99 JUN 29 PM 1:34
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11547 PAGE 929

CHMT
230900.00
CON TX 854.33
PRFEE 1.00
MISCEL 16.00
CFEE 2.00
TOTAL 873.33
CHECK 873.33
06/29/99 01 13:39 0001 5648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484120