OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 3|03|24

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00.

Steven W Manskar
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF JUNE, 19 99

NOTARY PUBLIC

My Commission expires: 11-27-99

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(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven W. Manskar and wife	SUNTRUST MORTGAGE, INC.	108-8-287
(NAME)	(NAME)	
709 Sandburg Place	P.O.Box 530718	3D-91069
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Atlanta, GA 30353-0718	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 139,900.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Mark S. Spencer and wife, Carlena Spencer

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Steven W. Manskar and wife Gina M. Manskar

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 61** on the plan of **Reelfoot Subdivision, Sec. III**, as of record at **Plat Book 6250, pages 167 and 168**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **8302**, page **873**, said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (not withstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

1. 1999 property taxes are a lien against the property as of 01-01-99 but are not due and payable until 10-01-99. 1998 property taxes in the amount of $1,070.39, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 108-8-287; Field Book Number: 3D-91069; at the street address of 709 Sandburg Place, Nashville, TN 37214.

2. Restrictive covenants of record at Book 6160, page 278, Book 6177, page 105, and Book 6612, page 610 said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on said plan of record at Plat Book 6250, pages 167 and 168, said Register's Office.

0605000
IDENTIF. & REFERENCE
99 JUN 29 PM 1:35
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
99/29 0101 03CHECK 528.

~~unimproved~~ ( )
This is improved (XX) property, known as 709 Sandburg Place, Nashville, TN 37214
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 29th day of JUNE, 19 99.

Mark S. Spencer

Carlena Spencer

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark S. Spencer and wife Carlena Spencer

personally acquainted (or proved to me in the basis of satisfactory evidence), the bargainor(s), with whom I am executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of JUNE, 1999.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

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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0060530

IDENTIF. A REFERENCE

99 JUN 29 PM 1:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	139900.00
CON TX	517.63
PRFEE	1.00
MMEED	8.00
CFEE	2.00
TOTAL	528.63
CHECK	528.63

06/29/99 01 13:41 0001 5650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484122