Box 60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
In Mi Mathis
304 Wheeler Ave.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wes-tern Equity Service
1189 Hilltop Drive
Redding, CA 96003

MAP **133-6**
GROUP
PARCEL **66**

WARRANTY DEED

BOOK 11568 PAGE 561

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Abigail H. Spencer, married (f/k/a Abigail C. Hewlett)** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **In Mi Mathis, unmarried**, hereinafter called the "GRANTEE", her 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 Lots Nos. 1 & 2 of the Map of D. M. Mincy's Addition to Flat Rock Subdivision, of record in Book 547, page 24, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Abigail C. Hewlett, unmarried by deed from Alton Wallace Goodwin, Sr., married and Frank L. Goodwin, married of record in Book 10519, page 239, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 304 Wheeler Ave., Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

James E. Spencer, spouse of Abigail H. Spencer, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS my hand this the 25th day of June, 1999.

Abigail H. Spencer

James E. Spencer

061041 7

IDENTIFICATION REFERENCE

99 JUL 12 AM 11:26

RECEIVED

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Abigail H. Spencer and James E. Spencer**, 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 Warranty Deed for the purposes therein contained.

WITNESS our hands and official seal this 25th day of June, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $92,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of June, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11568 PAGE 563

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

06104117

IDENTIFICATION REFERENCE

99 JUL 12 AM 11:26

REGISTER
DAVIDSON CO. TN.

CAMT	92000.00
CON TX	340.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	351.40
CHECK	351.40

07/12/99 01 11:27 0001 1136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1489487