PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41083
Dav. Co. File: Box 8

Box 60

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00133302

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James E. Spencer, III Abigail H. Spencer 5036 Brevity Lane Nashville, TN 37220	SAME

TAX MAP-PARCEL NUMBERS: 146-12-120

WARRANTY DEED

BOOK 12157 PAGE 587

FOR AND IN CONSIDERATION of the sum of **$ 163000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David M. Stamps and spouse, Sarah Beckman Stamps,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Spencer, III and spouse, Abigail H. Spencer,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 208 on the Plan of Section Two, Crieve Hall Estates of record in Plat Book 2133, page 45, Register's Office for said County.

SAID Lot No. 208 fronts 130 feet on the broken easterly margin of Brevity Lane and extends back 188.7 feet on the northerly line and 209.3 feet on the southerly line to a dead line in the rear, measuring 112 feet thereon.

BEING the same property conveyed to David M. Stamps and wife, Sarah Beckman Stamps by deed from James Harry Brownlee and wife, Belinda C. Brownlee of record in Book 6821, page 297, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133, Page 45, said Register's Office, which Plan shows a 60 foot minimum building setback line from Brevity Lane and a 10 easement for public utility purposes along the rear line of said lot and a 2.5 X 20 foot utility anchor easement located on the northwesterly and southwesterly front corners of said lot. Restrictive covenants of record in Book 2146, page 138, Book 2153, page 523, said Register's Office; A 10 foot easement for sanitary sewers and/or storm drainage along the rear line of said lot, west of and adjacent to the existing 10 foot utility easement, and a 10 foot temporary construction easement west of and adjacent thereto all as granted to Metropolitan Government by instrument of record in Book 6288, page 448, said Register's Office.

This is improved property, known as: 5036 Brevity Lane, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 1999.

David M. Stamps

Sarah Beckman Stamps

State of Tennessee
County of Davidson

BOOK 11578 PAGE 588

On this 15th day of July, 1999, before me the undersigned authority, personally appeared **David M. Stamps** and **Sarah Beckman Stamps**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-200

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 163000.00

Karen L. Bottorff
Affiant

Sworn and subscribed before me on the 15th day of July, 1999.

Notary Public

My Commission Expires: 9-23-00

Widoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11578 PAGE 589

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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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1492538