WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Doug Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 1999

J S Wells
Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doug Kennedy (NAME)	Pioneer Mortgage, Inc. (NAME)	162-12-A 73.00CO
1148 Brittany Park Lane (ADDRESS)	144 Southeast Parkway, Ste. 200 (ADDRESS)	05DU 78263
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

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, Robert S. Spencer, married, ~~and wife, Rebecca D. Spencer~~

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

A certain condominium apartment in Davidson County, Tennessee, described as Unit 64, Phase III, Coronada Town Home Condominiums, a Horizontal Property Regime, located in Davidson County, Tennessee, as shown on the plat of Phase III, Coronada Town Home Condominiums, recorded in Plat Book 5200, page 67, said Register's Office, and described in a Master Deed recorded in Book 4901, page 679, as amended in Book 5202, page 329, and Book 5306, page 241 and By-Laws of record in Book 4901, page 702, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Coronada Town Home Condominiums contained in the Master Deed recorded in Book 4901, page 679, as amended in Book 5202, page 329, and Book 5306, page 241 and By-Laws of record in Book 4901, page 702, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

4083 10/01 0101 03CHECK 510.13

Being the same property conveyed to Robert S. Spencer, by deed from Douglas C. Hellerson, of record in Book 9401, page 451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee;

CONTINUED

unimproved ( )
This is improved (X) property, known as 1008 Pebble Brook, Nashville, TN 37221
(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 my hand this 29th day of September 1999

Robert S. Spencer

Rebecca D. Spencer

Rebecca D. Spencer

FILED FOR REFERENCE
99 OCT -1 PM 2:59
DAVIDSON COUNTY REGISTER
CHANCERY COURT
DAVIDSON COUNTY, TN.

06418 93

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 Robert S. Spencer and wife, Rebecca D. Spencer

the bargainor s, 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 29th day of September 1999.

Commission expires 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 23, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Restrictions of record in Book 4901, page 679, as amended in Book 5202, page 329, and Book 5306, page 241; By-Laws of record in Book 4901, page 702; Plan of record in Book 5200, page 67; all in the Register's Office for Davidson County, Tennessee.

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

0641893 99 OCT -1 PM 2:59
IDENTIF. & REFERENCE
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11685 PAGE 31

CAMT
134900.00
CON TX 499.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 510.13
CHECK 510.13

10/01/99 01 15:02 0001 4883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522780