SOB JW

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOOK 11760 PAGE 810

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason B. Bennett	First Union Mortgage Corporation	83-3-172
(NAME)	(NAME)	
1108 Riverside Drive	1100 Corporate Center Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Raleigh, NC 27607-5066	
(CITY) (STATE) (ZIP)	(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, Matthew K. Spicher, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason B. Bennett and Rachel E. McCarus

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:

LAND in Davidson County, Tennessee, being Lot "A" in Borthious Subdivision of Lots 8, 9 and 10 on Carver's Subdivision, in W. S. Ashworth's Subdivision of certain lots in the Plan of Brownsville, described as follows:

BEGINNING at a point in the westerly margin of Riverside Drive 110 feet southwardly along the west margin of Riverside Drive from the south margin of Greenwood Avenue; running thence westwardly along the south boundary of the lot conveyed by Hugh E. Burton to Rubert Williams, 128 feet to a stake in the eastern margin of the right-of-way of the Lewisburg and Northern Railroad, said point being the southwest corner of said lot conveyed by Burton to Williams and measuring along the easterly margin of said right-of-way which is 144 feet, more or less, southeastwardly from the intersection of said right-of-way with Greenwood Avenue; running thence with the eastern margin of said railroad right-of-way southwardly 50.33 feet to a point; thence eastwardly 111.4 feet to a point in the west margin of Riverside Drive; thence along the west margin of Riverside Drive northwardly 46.66 feet to the beginning.

BEING the same property conveyed to Matthew K. Spicher by Quitclaim Deed from Stpehane Shackelford Spicher, of record in Book 11086, page 611, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1108 Riverside Drive, Nashville, Tennessee 37206
(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 November, 19 99

Matthew K. Spicher 11-29-99

Matthew K. Spicher

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 Matthew K. Spicher, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 29th day of November, 1999.

Commission expires 5-14-03

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 _____ 19_____ .

My commission expires _____

Notary Public

06620068

99 NOV 30 AM 10:27

HILL CARMAN JR. REGISTER
DAVIDSON COUNTY, TN.

6313 11/30 0101 03CHECK 301.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11760 PAGE 812

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

0662068

99 NOV 30 AM 10:27

CE

CAMT 78500.00
CON TX 290.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 301.45
CHECK 301.45

11/30/99 01 10:27 0001 6313

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543930