PL

SUB

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

BOOK 11760 PAGE 820

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF November 19 99

Notary Public

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

P. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Neil A. Pond	Franklin American Mortgage	131-12/93
(NAME)	(NAME)	
1023 Milesdale Drive	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Franklin, TN 37067	
(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, George M. Spence and wife, Lou Ella Spence

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neil A. Pond and wife, Margaret McDonald Pond

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 No. 12 on the Plan of Lealand Heights, of record in Book 2330, page 71, Register's Office for said County,

Being the same property conveyed to George M. Spence and wife Lou Ella Spence by deed from Karl E. Haury and Reese L. Smith, Jr. as of record in Book 2545, page 395, Register's Office for Davidson County, Tennessee.

REQ

Deed of Trust from Neil A. Pond and wife, Margaret Pond to Franklin American Mortgage, its successors and/or assigns as their interest may appear, must be properly executed and filed for record.

Deed from George M. Spence and wife, Lou Ella Spence to Neil A. Pond and wife, Margaret Pond, must be properly executed and filed for record.

0315 11/30 0101 03CHECK 695.50

unimproved ( )
This is improved (X) property, known as 1023 Milesdale Drive, Nashville, Tennessee 37204
(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 our hand s this 23rd day of November, 19 99

George M. Spence
George M. Spence

Lou Ella Spence
Lou Ella Spence

BOOK 11760 PAGE 821

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 George M. Spence and wife, Lou Ella Spence

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 Nashville, Tennessee, this 23rd day of November 19 99

Commission expires Sept 23, 2000

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 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

06620270

RECEIVED FOR REFERENCE

99 NOV 30 AM 10:28

WILL CAPLINGER REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11766 PAGE 822

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

99 NOV 30 AM 10:28
REGISTER
DAVIDSON CO. TN.

2070 REFERENCE

0666

CAMT
185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 695.50
CHECK 695.50
11/30/99 01 10:28 0001 6315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543932