BK 2435

For and in consideration of the sum of $ 10.00

TEN AND NO/100 - **DOLLARS**

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, Clarence Daubenspeck and wife, Mary Agnes Daubenspeck,

have bargained and sold, and by these presents do transfer and convey unto the said Robert Lee Spencer and wife, Lillie Frances Spencer

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 139 on the Map of Miro-Meadows Subdivision, of record in Book 1424, pages 94 and 95, of the Register's Office for said County.
Beginning at a point in the easterly margin of Aladdin Drive, at the common corner of Lots 139 and 140; thence with the line between said lots, easterly 143 feet to the common corner of said lots and of lots 160 and 161; thence southerly with the line between Lots 139 and 161, 77.93 feet to the northerly margin of Kent Place; thence with the margin of the same westerly 123 feet to the beginning of a curve at the intersection of said Kent Place and Aladdin Drive; thence around said curve northwesterly 31.42 feet to a point in the easterly margin of Aladdin Drive; thence with the margin of the same, northerly 57.93 feet to the beginning.
Being the same property conveyed to Clarence Daubenspeck and wife, Mary Agnes Daubenspeck, by deed from Athens Homes, Inc., as of record in Book 1718, page 500, said Register's Office.

The above described property is being conveyed subject to restrictive covenants of record in Book 1710, page 183, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Lee Spencer and wife, Lillie Frances Spencer their **heirs and assigns, forever.**

And we **do covenant with the said** Robert Lee Spencer and wife, Lillie Frances Spencer **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,** except by 1955 taxes, which the grantees herein assume and agree to pay.

And we, the grantors herein **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 herein their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 30th day of May, 1955.

Clarence Daubenspeck
Clarence Daubenspeck

Mary Agnes Daubenspeck
Mary Agnes Daubenspeck

STATE OF ~~TENNESSEE~~ VIRGINIA
City of Hampton

Personally appeared before me, A. B. Garber, a Notary Public in and for said County and State, the within named Clarence Daubenspeck and wife, Mary Agnes Daubenspeck, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31 day of May, 1955.

Commission expires 10 July 56

A. B. Garber
Notary Public

G-102096-gh

WARRANTY DEED
FROM 58535
CLARENCE DAUBENSPECK ET UX
TO
ROBERT LEE SPENCER ET UX
REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO's BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 31st day of May 1955 at 1:40 o'clock P.M.
Noted in Book 2435 Page 266
Recorded in Book 1st Page 200
Fee $ 2.00
TENNESSEE TITLE COMPANY
By _____ Title

TITLE INSURANCE
CORPORATION
of Richmond, Virginia

BK 2435 PG 267