BK 2693

WARRANTY DEED 0-6294 READ E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & NO/100 DOLLARS ($ 10.00),

cash in hand paid by J. C. SPENCE, JR., and wife, HELEN PAYNE SPENCE, and other good and valuable considerations, the receipt of which is hereby acknowledged,

J. J. TUCKER and wife, ELAINE H. TUCKER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. C. SPENCE, JR., and wife, HELEN PAYNE SPENCE,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 45 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee.

Said lot No. 45 fronts 163 feet on the northerly side of Montcrest Drive, and extends back between lines, 216 feet on the easterly side, and 423.8 feet on the westerly side, to a dead line in the rear measuring 275.7 feet thereon.

Being the same property conveyed to J. J. Tucker and wife, Elaine H. Tucker by deed from Hillsboro Park, Inc., of record in Book 2497, page 405, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 6 day of August, 1957

J. J. Tucker

Elaine H. Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named J. J. Tucker and wife, Elaine H. Tucker

the bargainor(s), 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, the 6th day of August, 1957

My commission expires: October 24, 1960

Wayne Hammontree
Notary Public

Nashville Title Company

WARRANTY DEED

From 48687

J. J. TUCKER, ET UX

To

J. C. SPENCE, JR., ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of AUG A.D. 1957 at 11:24 o'clock A M.
Noted in Book 88 Page 574
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By T. B. Lee Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

9

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