BOOK 3790 PAGE 209

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie V. Williams	First Federal Savings & Loan Assn.	W2-13285
(NAME:) 1706 - 10th Avenue, N.	(NAME:) Fourth Avenue N. and Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of - TEN AND NO/100 - - - - - - - - ($10.00) - *DOLLARS* cash in hand paid by EDDIE V. WILLIAMS AND WIFE, ANNIE M. WILLIAMS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, CLAUDE F. SPEARS AND WIFE, GENEVA MAY SPEARS, *have bargained and sold, and by these presents do transfer and convey unto the said* EDDIE V. WILLIAMS AND WIFE, ANNIE M. WILLIAMS, 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. 216, on the Plan of McGavock & Wetmore's First Addition, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 216 fronts 50 feet on the northeasterly side of 10th Avenue North, and extends back between parallel lines, 150 feet to an alley.

a Being the same property conveyed to Mabel Spears, by deed from William S. Drumright and wife, et al, as of record in Book 963, page 649, said Register's Office; the said Mabel Spears having since died, and said property now being vested in Claude F. Spears and wife, Geneva May Spears, as devisees under the will of Mabel Spears, deceased.

This is unimproved ( ) improved (XX) property, known as 1706 - 10th Avenue, North, (House Number) (Street) P. O. Address: Nashville, Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDDIE V. WILLIAMS AND WIFE, ANNIE M. WILLIAMS, their *heirs and assigns, forever.*

And we *do covenant with the said* EDDIE V. WILLIAMS AND WIFE, ANNIE M. WILLIAMS, *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 taxed for the year 1964, which have been prorated and adjusted and are hereby assumed by the grantee.

And we, CLAUDE F. SPEARS AND WIFE, GENEVA MAY SPEARS, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* EDDIE V. WILLIAMS AND WIFE, ANNIE M. WILLIAMS, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 10th *day of* July, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Claude F. Spears.
(Claude F. Spears)

Geneva May Spears
(Geneva May Spears)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Anne Abernathy, a Notary Public in and for said County and State, Claude F. Spears and wife, Geneva May Spears,

the within named 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 10th day of July, 19 64.

Anne Abernathy Notary Public

My Commission expires October 25, 1965

ANNE ABERNATHY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE TAX $ 13.50
PROBATE 50
TOTAL $ 14.00

JUL 14 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 14 1964

CC

#9000.2

WARRANTY DEED

FROM

CLAUDE F. SPEARS AND WIFE, GENEVA MAY SPEARS,

To

EDDIE V. WILLIAMS AND WIFE, ANNIE M. SPEARS

41724

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 14 3 29 PM '64

NOTE/BOOK 109 PAGE 504
RECORDING FEE $ 2.00
DEP. REG. M

7000.00 MRTG