WARRANTY DEED BOOK 3855 PAGE 736

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Collier M. James	Collier M. James	15D-W10-3665
(NAME:)	(NAME:)	
2814 Bronte Avenue	2814 Bronte Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	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 Collier M. James and wife, Jean Palmer James, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Everett E. Spaulding and wife, Maxine Anderson Spaulding,

have bargained and sold, and by these presents do transfer and convey unto the said Collier M. James and wife, Jean Palmer James, 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. 13 on the Map of Dugger Brothers Re-subdivision of the Rucker Lands, of record in book 1130, page 20, Register's Office for said County.
Said lot No. 13 fronts 61 feet on the easterly side of Bronte Avenue and runs back between lines, 249.5 feet on the southerly line, and 234.1 feet on the northerly line to the westerly line of the L. & N. Railroad, on which it measures 63.2 feet.
Being the same real property conveyed to Everett E. Spaulding and wife, Maxine Anderson Spaulding, by deed from William A. Francis and wife, of record in book 2439, page 489, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities and 30-foot building setback line from Bronte Avenue, as shown on plan of record in book 1130, page 20, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2814 Bronte Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (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 Collier M. James and wife, Jean Palmer James, their *heirs and assigns, forever.*

And we *do covenant with the said* Collier M. James and wife, Jean Palmer James *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 for taxes for the year 1965 which are prorated and assumed by grantees.

And we, Everett E. Spaulding and wife, Maxine Anderson Spaulding, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Collier M. James and wife, Jean Palmer James, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 18th *day of* January, 19 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Everett E. Spaulding

X Maxine Anderson Spaulding

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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Legibility of Writing, Typing or Printing in This
Document Unsatisfactory when Received.

BOOK 3855 PAGE 737

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lois M Houston, *a Notary Public in and for said County and State,* Everett E. Spaulding and wife, Maxine Anderson Spaulding,

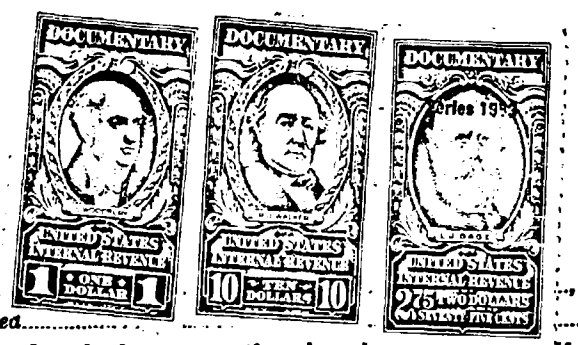
the within named bargainors , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, *this* 15 *day of* January, *19*65.

Lois M Houston, Notary Public

Commission expires Jan. 23 - 1968

NOTARY PUBLIC AT LARGE STATE OF TENN.



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 .....

WARRANTY DEED

FROM
Everett E. Spaulding, et ux

TO
Collier K. James, et ux

67080

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 1 10 06 AM '65

NOTE 110 PAGE 806
RECORDING FEE 2.00
DEP. REG. C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID FEB 1 - 1965
C7

FEB 1 1965

STATE TAX $ 18.25
PROBATE 50
TOTAL $ 18.75