WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George B. Spencer	George B. Spencer	26W 2085
(NAME:) 3514 Richland Ave	(NAME:) same	Map 104-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville	(STREET ADDRESS)	Par. 396
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of - - - - - ($2,000.00) - - - - - - - - -

TWO THOUSAND and 00/100 - DOLLARS

cash in hand paid by George B. Spencer, and other good and valuable considerations, including his assumption of one (1) promissory note dated January 15, 1965, in the original principal amount of $5,000.00 plus 6% interest, said amount to be paid in monthly installments over a period of 10 years, and secured by a vendor's lien retained on the described real property, as of record in Book 3857, page 686, Register's Office for Davidson County, Tennessee, I, Jessie A. Spencer, an unmarried person, who previously signed the said one (1) promissory note with her former husband, George B. Spencer, which note is payable to James E. Covington, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee,

.....have bargained and sold, and by these presents do transfer and convey unto the said George B. Spencer

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

BEING LOT NO. 105 and the westerly 30.5 feet of Lot No. 103 of Block 4 of the Richland Realty Company's Division A, the plan of which is of record in Book 161, page 151, of the Register's Office for Davidson County, Tennessee. Said lot and said part of lot front together eighty-one (81) feet on the north side of Richland Avenue, and are more accurately described as follows:

BEGINNING at a point on the north side of Richland Avenue, 403 feet east of Bowling Street; thence northerly along the western boundary line of Lot No. 105, 175 feet, more or less, to an alley in the rear, the northwest corner of the land herein conveyed, said point being about 400 feet east of Bowling Street; thence easterly along the southerly margin of said alley 80.7 feet, more or less, to a point, the northeast corner of the land herein conveyed; thence in a straight line southerly 166 feet, more or less, to a point on the north margin of Richland Avenue, which point is located 484 feet east of Bowling Street; thence westerly along the northern margin of Richland Avenue 81 feet to the point of beginning. This conveyance is of record in Book 499, page 186, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to George B. Spencer and wife, Jessie A. Spencer, by deed from James E. Covington, Clerk and Master, which was noted in Book 110, page 639, Register's Office for Davidson County, Tennessee. This conveyance is recorded in Book 3857, page 686, also, in said Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3514 Richland Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George B. Spencer his heirs and assigns, forever.

And I do covenant with the said George B. Spencer that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as set out above.

And I, Jessie A. Spencer, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said George B. Spencer his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10 day of May, 19 65

Jessie A. Spencer

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, James J. LaPenna, a Notary Public in and for said County and State, the within named Jessie A. Spencer

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

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 1965. James J. LaPenna, Notary Public

Commission Expires August 14, 1966

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____ being authorized so to do, executed 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

WARRANTY DEED

FROM

JESSIE A. SPENCER

TO

GEORGE B. SPENCER

3516 Richland Ave.

STATE TAX $ 97.5
PROBATE
TOTAL $ 102.50
MAY 14 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 14 1965

80575

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 14 10 03 AM '65

NOTED: BOOK 111 PAGE 571
RECORDING FEE $
DEP. REG.

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

BOOK 3890 PAGE 753