This instrument was prepared by Frank E. Lee, Attorney, 2409 Carter Ave., Nash., Tenn.

WARRANTY DEED

BOOK 3913 PAGE 28

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. & Ruth M. Spicer (NAME)	Paul J. & Ruth M. Spicer (NAME)	MAP 147-01
344 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER)	344 Binkley Drive (STREET ADDRESS)	PAR. 124
Nashville (CITY) 11, (P. O. ZONE) Tennessee (STATE)	Nashville (CITY) 11, (ZONE) Tennessee (STATE)	LD 81910 MS

For and in Consideration of the sum of TEN ----------

($10.00) AND NO/100---------- *DOLLARS*

and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption and agreement to pay the unpaid balance of $14,380.09, owed on a Deed of Trust executed by Woodrow W. Smith and wife, to Raymond L. Davis, Jr., Trustee, as of record in Book 3246, page 471, to secure Murphree Mortgage Company, one note dated July 8, 1961, for the original sum of $15,300.00, with interest as set forth in said note, beginning August 1, 1961, final payment July 1, 1991.

By instrument of record in Book 3272, page 179, the above debt was assigned to East River Savings Bank.

We, OLIN L. PRATT AND WIFE, MARTHA R.PRATT

have bargained and sold, and by these presents do transfer and convey unto the said PAUL J. SPICER AND WIFE RUTH M. SPICER, 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. 384 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office for said County.

Said lot fronts 80 feet on the northerly side of Binkley Drive and runs back between parallel lines, 170 feet to a dead line.

Being the same property conveyed to Woodrow W. Smith and Mary C. Smith, by deed from the Kennedy Corporation as of record in Book 3251, page 471, Register's Office for said County.

Being the same property conveyed to Olin L. Pratt and wife Martha R. Pratt, by deed from Woodrow W. Smith and wife Mary C. Smith as of record in Book 3531, page 603, Register's Office for said County.

This conveyance is subject to the restrictions as of record in Book 1788, page 108, and in Book 3097, page 407, Register's Office for said County.

This is { unimproved / improved (X) } property, known as 344 Binkley Drive (House Number) (Street) Nashville 11, 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 PAUL J. SPICER AND WIFE, RUTH M. SPICER *their heirs and assigns, forever.*

And we *do covenant with the said* PAUL J. SPICER AND WIFE, RUTH M. SPICER *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 the 1965, taxes, not yet due and payable, but the payment is assumed by the Grantees,

And we, OLIN L. PRATT AND WIFE, MARTHA R. PRATT *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* PAUL J. SPICER AND WIFE, RUTH M. SPICER, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 16th *day of* July, *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.*

Olin L. Pratt

Martha R. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. H. Pirtle, a Notary Public in and for said County and State, the within named Olin L. Pratt and wife, Martha R. Pratt

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 16th day of July, 1965.

W. H. Pirtle, Notary Public

Commission Expires Jan 29, 1967

W. H. PIRTLE NOTARY PUBLIC DAVIDSON COUNTY TENN.

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
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 $ 24.00
PROBATE 50
TOTAL $ 24.50

JUL 19 1965

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

PAID JUL 19 1965

CT

WARRANTY DEED

FROM

OLIN L. PRATT ET UX

TO

PAUL J. SPICER ET UX

8917

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 19 8 57 AM '65

NOTE: [illegible]
RECORDING FEE 1.00
DEP. REG. .50

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Compliments of
Guaranty Title C
A Division of
Kansas City Title Insuranc
American Trust Build
S. W. Cor. Third & U
NASHVILLE, TENNE