BOOK 3949 PAGE 946

THIS INSTRUMENT WAS PREPARED BY:
SEDDON & WILKINS, ATTORNEYS
100 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Spence (NAME:)	United Mortgagee Servicing Corp. (NAME:)	16DA 11630
2609 West Kirkwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 118-02
Nashville (CITY) Tennessee (P. O. ZONE) (STATE)	Virginia Beach (CITY) Virginia (ZONE) (STATE)	Par 801

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by James W. Spence and wife, Evelyn G. Spence hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Karl B. Stallings and wife, Geneva B. Stallings hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly parts of Lots Nos. 1 and 2 on the Map of Bransford Realty Co.'s Montrose Park Subdivision as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots Nos. 1 and 2 fronts 82 feet on the northerly margin of West Kirkwood Avenue, formerly Kirkman Avenue, and run back between lines measuring 95 feet, more or less, on the westerly line along the easterly margin of an alley, and 114 feet, more or less, on the easterly line, to a dead line in the rear measuring 73 feet more or less, thereon.

BEING the same property conveyed to Karl B. Stallings and wife, Ellen H. Stallings, by deed from James Smiley and wife, Lillian Smiley, of record in Book 1534, page 415, Register's Office for Davidson County, Tennessee. The said Ellen H. Stallings having since died. The said Karl B. Stallings having since remarried.

This is unimproved ( ) improved ( ) property, known as 2609 (House Number) West Kirkwood Avenue (Street) Nashville (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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 19th day of October, 19 65.

Karl B. Stallings
KARL B. STALLINGS

Geneva B. Stallings
GENEVA B. STALLINGS

STATE TAX $ 15.75
PROBATE .50
TOTAL $ 16.25

OCT 22 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named Karl B. Stallings and wife, Geneva B. Stallings, the bargainor, 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 19th day of October, 19 65.

Commission expires May 6, 1969

Gail Pigg
Notary Public

WARRANTY DEED

FROM KARL B. STALLINGS ET UX

TO JAMES W. SPENCE ET UX

DOCUMENTARY 55 CENTS

OMPANY, INC.
NASHVILLE, TENN.

03217

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 22 2 50 PM '65

NOTED: BOOK 112 PAGE 293
RECORDING FEE $ 2.25
DEP. REG. 2

THIS INSTRUMENT WAS PREPARED BY:
SED & WIL ATTO
480 SON P