TENNESSEE TITLE COMPAN

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mr. & Mrs. Maurice D. Spears,
(NAME)
Ashley Drive,
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, Tennessee
(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO: BOOK 3957 PAGE 430
Guaranty Mortgage Company,
(NAME)
316 Union St.,
(STREET ADDRESS)
Nashville 3, Tenn.
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:
Map 161-2
Par. 82

This instrument prepared by A. S. Rader, 1421 McGavock Pike, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid by Maurice D. Spears and wife, Mildred G. Spears

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, A. S. Rader and wife, Mary Rader

hereinafter referred to as 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 Lot No. 43 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.
Said lot fronts 75 feet on the westerly side of Ashley Drive and runs back 125 feet on the southerly line and 150 feet on the northerly line, to a broken line in the rear measuring 82.8 feet.
Being part of the property conveyed to A. S. Rader, by deed from Andrew Ewing, Trustee, as of record in Book 3896, page 422, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is improved ( ) property, known as ..... Ashley Drive, ... 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 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.

Whenever 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 9th day of November, 1965

A. S. Rader
Mary Rader

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named A. S. Rader and wife, Mary Rader, the 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 9th day of November, 19 65

A. M. Tenison NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires February 16, 1969 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
A. S. RADER AND WIFE,
TO
MAURICE D. SPEARS AND WIFE
REGISTER STAMP BELOW
GUARANTY MORTGAGE CO. OF NASHVILLE

PUT REVENUE STAMPS HERE

06125

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 17 12 17 PM '65
REGISTER'S BOOK 112 PAGE 835
RECORDING FEE $ 2.00
DEP. REG. C

DOCUMENTARY TAX $ 2.25
$ 2.25 50
NOV 17 1965
WORRALL COUNTY CLERK DAVIDSON COUNTY, TENN.
PAID NOV 12 1965

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