This Instrument Was Prepared By
DENNEY, LEFTWICH, LACKEY & CHERNA
218 Third Avenue North
Nashville, Tennessee

BOOK 3980 PAGE 704

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Spruill et ux	Guaranty Mortgage Co.	3D-37115
(NAME) Frances McManus Spruill	(NAME:)	Map 94-8
Clovernook Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Pt. 52

For and in Consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by James B. Spruill and wife, Frances McManus Spruill, the receipt of which is hereby acknowledged, and other good and valuable consideration,

Ridgelawn Homes, Inc.

has ~~have~~ ~~bargained~~ and sold, and by these presents ~~do~~ does transfer and convey unto the said JAMES B. SPRUILL AND WIFE, FRANCES McMANUS SPRUILL, their ~~heirs~~ 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. 71 on the Plan of Clover Nook, as of record in Book 2900, page 52, Register's Office for said County.

Said Lot No. 71 fronts 120.0 feet on the southerly side of Clovernook Drive and extends back 342.0 feet on the westerly line and 332.7 feet on the easterly line, to a line in the rear on which it measures 121.0 feet.

Being part of the property conveyed to Ridgelawn Homes, Inc., by deed from C. C. Adams and James E. Adams, of record in Book 3821, page 132, said Register's Office.

This conveyance is made subject to restrictions in Book 2994, page 126; and to easements, setback lines, etc. as shown on the plan of record in Book 2900, page 52, said Register's Office.

This is ~~unimproved~~ ( ) ~~improved~~ (X) property, known as ____ (House Number) Clovernook Drive (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 JAMES B. SPRUILL AND WIFE, FRANCES McMANUS SPRUILL, their ~~heirs~~ heirs and assigns, forever.

And it does ~~do~~ covenant with the said James B. Spruill and wife, Frances McManus Spruill that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Ridgelawn Homes, Inc., does ~~for~~ further covenant and bind itself, its ~~heirs~~ successors and representatives, to warrant and forever defend the title to the said land to the said James B. Spruill and wife, Frances McManus Spruill, their ~~heirs~~ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness ~~my~~ hand this 19th day of January, 19 66

RIDGELAWN HOMES, INC.

By: C. C. Adams
President

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STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared C. C. Adams with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Ridgelawn Homes, Inc. the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said C. C. Adams as such President, and attesting the same by the said _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of January, 1966.

My commission expires February 16, 1969

A. M. Tenison Notary Public

16,200.00

WARRANTY DEED

FROM

RIDGELAWN HOMES, INC.

TO

JAMES B. SPRUILL AND WIFE,

FRANCES McMANUS SPRUILL

PROPERTY ADDRESS _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

14821

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 21 12 04 PM '66
NOTED BOOK 1113 PAGE 381
RECORDING FEE 2.00
DEP. REG. _____

STATE TAX $ 25.20
PROBATE .50
TOTAL $ 25.70

JAN 21 1966

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

PAID JAN 21 1966