This instrument prepared by: Charles R. Spann, Nashville, Tennessee BOOK 3988 PAGE 647

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ------($10,00) ----------

----------TEN AND NO/100--------- ---------- ---------- DOLLARS

cash in hand paid by Thomas E. Durham, Jr. and wife, Lavon P. Durham, hereinafter referred to as the Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged,

Map 119-6
Par. 55 M.A.

We, Charles R. Spann and wife, Opal M. Spann,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas E. Durham, Jr., and wife, Lavon P. Durham,

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

TRACT NO. I:

Being a small tract of land in the 6th, formerly 9th Civil District of said County, and being the west part of an unnumbered tract marked "Jackson" on the Map of Sterling Subdivision, Section One, as of record in Book 1424, page 97, Register's Office for said County, described as follows:

BEGINNING at the northeast corner of Miller Street and Elberta Street; thence with the north margin of Elberta Street, south 88° 15' east 81 feet; thence northwardly 107 feet more or less to the south line of the property of the estate of Nannie P. Miller; thence with the south line of the same, westerly 81 feet to the easterly margin of Miller Street; thence with the margin of the same, south 4° 30' west 108.09 feet to the beginning.

TRACT NO. II:

BEING the westerly one-half of a strip of ground marked "Reserved" on the Map of Sterling Heights, Sec. II, as of record in Book 1424, page 104, Register's Office for said County.

BEGINNING at a point in the easterly margin of Miller Street at the southwest corner of Lot No. 16 of said Subdivision; thence eastwardly with the south line of Lots Nos. 16 and 17, 81.18 feet to a point in the south line of Lot No. 17; thence southwardly 42 feet to the south line of the reserved strip; thence with the southline of said reserved strip, westwardly 81.12 feet to the easterly margin of Miller Street; thence with the easterly margin of said street northwardly 42.03 feet to the beginning.

Being the same property conveyed to Charles R. Spann and wife, Opal M. Spann, by deed from James L. Pyburn and wife, as of record in Book 2926, page 519, said Register's Office.

This is improved property known as 92 Elberta Street, Nashville, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas E. Durham, Jr., and wife, Lavon P. Durham, their heirs and assigns, forever.

And we do covenant with the said Thomas E. Durham, Jr., and wife, Lavon P. Durham, 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.

And we, Charles R. Spann and wife, Opal M. Spann, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas E. Durham, Jr., and wife, Lavon P. Durham, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of February, 19 66.

Charles R. Spann
Charles R. Spann

Opal M. Spann
Opal M. Spann

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rebecca H. Carver, a Notary Public in and for said County and State, the within named Charles R. Spann and wife, Opal M. Spann

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, Davidson County, Tennessee, this 16th day of February, 19 66

Commission expires February 1, 1969

Rebecca H. Carver
Notary Public

STATE OF TENNESSEE
Davidson County

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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 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) as such _____ and _____ (they), 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

($8,225.00)

WARRANTY DEED

FROM

CHARLES R. SPANN AND WIFE,

OPAL M. SPANN

TO

THOMAS E. DURHAM, JR. AND WIFE,

LAVON P. DURHAM

(Murphree Mortgage Company)

17725

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 17 3 32 PM '66

NOTE BOOK 113 PAGE 513

RECORDING FEE $ 2.50

DEP. REG. _____

STATE TAX $ 12.34
PROBATE .50
TOTAL $ 12.84

FEB 17 1966

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

PAID FEB 17 1966

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