This Instrument Was Prepared By
BEAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 198611

BEAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 102-7-66 No.	Mr/Mrs D. C. Spencer same as below	new owners BOOK 4165 PAGE 563
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8D - 8722	Upton Lane	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

TODD & SHEETS, a partnership composed of G. H. Todd and H. B. Sheets,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto D. C. SPENCER and wife, HESTER SPENCER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of Section 26, Charlotte Park, as of record in Book 3700, page 91, described as follows:

Beginning at a point in the northerly margin of Upton Lane, at the corner of Lots 3 and 4; thence with the margin of said Lane, westerly 85 feet to a point at the beginning of a curve; thence around said curve, northwesterly 39.27 feet to a point in the easterly margin of Beacon Lane; thence with the margin of the same, northerly 125 feet to a point; thence south 41°49'48" east 110 feet to a corner of Lot 3 on said plan; thence with the line between Lots 3 and 4, southerly 150 feet to the point of beginning.

Being part of the property conveyed to Todd & Sheets, a partnership composed of G. H. Todd and H. B. Sheets, by deed from Reynold Bubis, Trustee, as of record in Book 4067, page 139.

This conveyance is made subject to restrictions of record in Book 4065, page 67, as amended in Book 4142, page 166 and Book 4135, page 942

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1967 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 25th day of August, 19 67

TODD & SHEETS, a partnership composed of G. H. Todd and H. B. Sheets.

H. B. Sheets

G. H. Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4165 PAGE 564

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named G. H. Todd and H. B. Sheets, partners doing business as Todd & Sheets, 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, the 25th day of August, 1967.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

WARRANTY DEED
REF: hs

FROM
TODD & SHEETS, a partnership composed of G. H. Todd and H. B. Sheets

TO
D. C. SPENCER and wife

85780

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 28 2 34 PM '67
NOTED: BOOK 117 PAGE 206
RECORDING FEE $ 3.00
DEP. REG. _____

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

STATE TAX $ 1.50
PROBATE $ _____
TOTAL $ 1.50

_____
Notary Public

My commission expires:

PAID AUG 28 1967
DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. MORRALL