BOOK 4230 PAGE 6 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5500.00

Murphree Realty Company
Affiant President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1968.

Notary Public

MY COMMISSION EXPIRES: April 23, 1969

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Murphree Realty Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe A. Spence, et ux (NAME)	Loan Assoc. Fidelity Federal Savings & (NAME)	
6301 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union St (STREET ADDRESS)	Map 129-8
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 78

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Murphree Realty Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe A. Spence and wife, Ruth R. Spence,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 45 on the Plan of Warner Park Valley, Section I, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County, to which Plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to Murphree Realty Company by deed from Joseph Martin, Sr., Trustee, with full power, as of record in Book 3532, page 605, said Register's Office.

This conveyance is made subject to restrictions filed for record December 12, 1962, in Book 3466, page 89, as amended by instrument of record in Book 3577, page 511, and as further amended by instrument filed for record in Book 3702, page 465; and the recorded Plan which shows an Owner's Certificate, various easements and set-back lines.

This is unimproved {x} improved property, known as Harding Road (House Number) (Street) Nashville, Tennessee 37205 (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of April, 1968

MURPHREE REALTY COMPANY

By: President

STATE OF TENNESSEE
Davidson County

BOOK 4230 PAGE 7

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, Virginia E. Mitchell, a Notary Public within and for the State and County aforesaid, personally appeared John W. Murphree, and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and ~~respectively~~ of the Murphree Realty Company the within named bargainor, a corporation, and that (he) as such President 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 John W. Murphree as such President and ~~executing the same by the said~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of April, 1968

My commission expires April 23, 1969

Virginia E. Mitchell
Notary Public

WARRANTY DEED

FROM MURPHREE REALTY COMPANY

TO JOE A. SPENCE AND WIFE, RUTH R. SPENCE

13873

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 24 3 15 PM '68

NOTED: BOOK 118 PAGE 633
RECORDING FEE $ 3.00
DEP. REC. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 14.30
PROBATE .50
TOTAL $ 14.80

APR 24 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

GLENDON M. FISHER, JR.
ATTORNEY AT LAW
NASHVILLE BANK AND TRUST BUILDING
NASHVILLE, TENNESSEE

This instrument prepared by: Glendon M. Fisher, Jr., Atty.
410 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

BOOK 4230 PAGE 8

NOTICE OF MECHANICS' AND MATERIALMEN'S LIEN

TO: MRS. LILLIE O. McCOY and
JESSE L. RILEY
4711 Park Avenue
Nashville, Tennessee 37209

NOTICE is hereby given that E. W. Fielder, d/b/a Mid-South Aluminum Co., does hereby claim and hold a mechanics' and materialmen's lien upon the following tract or parcel of land and the improvements thereon, located in Davidson County, Tennessee, and more particularly described as follows:

> Being part of the Block marked "International Exposition Building" on the plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County, described as follows:
>
> Beginning at the southeast corner of Park, formerly First Avenue and 48th Avenue North, formerly 7th Street; thence with the southerly margin of Park Avenue, eastwardly 95 feet; thence southwardly 150 feet to the northerly margin of an alley; thence with said alley westwardly 95 feet to the easterly margin of 48th Avenue North; thence with said Avenue northwardly 150 feet to the beginning.

The lien on said land is to secure the payment of Two Hundred Forty-four and 26/100 ($244.26) Dollars for materials and labor furnished in improving said property under a contract with the owners, Mrs. Lillie O. McCoy and Jesse L. Riley.

The materials furnished and labor performed consisted of rebuilding porch rack on the back porch; repairing porch rack on side porch; repairing eight (8) posts under three (3) different porches: back, front and side, and installing leaf guard in all guttering. The final work performed and/or materials furnished was on or about February 26, 1968.

The entire amount of said account of Two Hundred Forty-four and 26/100 ($244.26) Dollars is just, due, owing and unpaid and a lien in the amount aforesaid is claimed by the undersigned upon said property and the improvements thereon, and this instrument is executed pursuant to 11 Tennessee Code Annotated, §64-1102, et seq.

This 24th day of April, 1968.

E. W. Fielder, d/b/a Mid-South Aluminum Co.

By Hudson M. Fisher, Jr.
Attorney

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 4230 PAGE 10

E. W. Fielder, being first duly sworn as prescribed by law, makes oath that the foregoing notice is true to the best of his knowledge and belief.

E. W. Fielder

E. W. Fielder

Sworn to and subscribed before me,

this 24th day of April, 1968.

Ruth Lamb

Notary Public

My Commission expires:

April 18, 1971.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

APR 24 3 15 PM '68

RECORDING FEE $ 1.00

DEP. REG.

13874

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Ruth Lamb, a Notary Public within and for the State and County aforesaid, personal appeared E. W. Fielder, with whom I am personally acquainted and who makes oath that the facts stated in the foregoing notice are true to the best of his knowledge and belief, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 24th day of April, 1968.

Ruth Lamb

Notary Public

My commission expires:

April 18, 1971.