BOOK 4305 PAGE 169

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Spence (NAME)	Murphree Mortgage Company (NAME)	Map. 75-7
4440 Andrew Jackson Parkway (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Lot. 32
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,350.00

Horace W. Hopkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 1969.

Patricia Krantz
Notary Public

MY COMMISSION EXPIRES: October 18, 1970
(AFFIX SEAL)

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, F. E. Stratton, Jr., and wife, Bettie S. Stratton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Spence and wife, Rosemary P. 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:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Tulip Grove, Section II, of record in Book 3700, page 122, Register's Office for said County.

Said Lot No. 99 fronts 86 feet along the northwesterly margin of Andrew Jackson Parkway, and extends back between lines measuring 196.42 feet on the southwesterly line and 176.07 feet on the northeasterly line, to a dead line in the rear on which it measures 88.39 feet.

Being part of the same property conveyed to F. E. Stratton, Jr., and wife, Bettie S. Stratton, by deed from Miller Kimbrough, Trustee, of record in Book 4258, page 979, Register's Office for Davidson County, Tennessee.

This is {unimproved / improved (X)} property, known as 4440 Andrew Jackson Parkway (House Number) (Street) Hermitage, Tennessee (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 our hand s this 24th day of January, 1969

F. E. Stratton, Jr.

Bettie S. Stratton

STATE OF TENNESSEE
Davidson County

BOOK 4305 PAGE 170

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. E. Stratton, Jr., and wife, Bettie S. Stratton

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 24th day of January 19 69

Commission expires October 4, 1970 Patricia Kinsey
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) (they) as such _____ and _____, 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

WARRANTY DEED

FROM
F. E. Stratton, Jr., and wife,

Bettie S. Stratton

TO
Charles W. Spence and wife,

Rosemary P. Spence

A 28275

IDENTIF. REFERENCE

JAN 28 9 07 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 28 69	CONV	21,350.00				
JAN 28 69	S'TAX		A*	55.38		
JAN 28 69	PR'FEE		A*	.50		
JAN 28 69	W'DEED		A*	3.00	*	58.88