WARRANTY DEED

BOOK 4343 PAGE 980

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. Gerald Mann, et ux (NAME)	Murphree Mortgage Company (NAME)	Map 15-7
4408 Juneau Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Pac. 19
Hermitage, Tennessee 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4163, page 215, Register's Office for Davidson County, Tennessee.

We, Howard W. Spencer and wife, Margaret R. Spencer

have this day bargained and sold, and do hereby transfer and convey unto the said

A. Gerald Mann and wife, Mary K. Mann

their ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 45 on the Plan of Tulip Grove, Section I, as of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 90.0 feet on the easterly margin of Juneau Drive and runs back between lines measuring 147.50 feet on the northerly line and 138.75 feet on the southerly line, to a dead line in the rear measuring 90.42 feet.

Being the same property conveyed to Howard W. Spencer and wife, Margaret R. Spencer by deed from Belle Homes, Inc. of record in Book 4163, page 213, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,711.31

Subscribed and sworn to before me, this the 16th day of June 1969

A Gerald Mann
Affiant

My commission expires: 5-23-73 (Affix Seal)

Notary Public

This is unimproved / improved property, known as (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

A. Gerald Mann and wife, Mary K. Mann

their ~~successors~~, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

A. Gerald Mann and wife, Mary K. Mann, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand & this 19th day of June, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Howard W Spencer

x Margaret R Spencer

This Instrument Was Prepared By

Drew W Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Earl Draper, *a Notary Public in and for said County and State,* Howard W. Spencer and wife, Margaret R. Spencer

the within named 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* 19th *day of* June, *19* 69

Earl Draper *Notary Public*

Commission expires 5-23-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

JUN23⁰⁹ CONV 21,711.31
JUN23⁰⁹S'TAX A* 56.42
JUN23⁰⁹PR'FEE A* .50
JUN23⁰⁹ W'DEED A* 3.00 * 59.92

WARRANTY DEED

FROM

HOWARD W. SPENCER, ET UX

TO

A. GERALD MANN, ET UX

A 45215

IDENTIF. REFERENCE

JUN 23 9 31 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON