BOOK 4451 PAGE 400 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 1970

Notary Public

MY COMMISSION EXPIRES: April 26, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald W. Spencer (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 52-1
256 Robinwood Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Pcl. 193
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	PW

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, Robert L. Baskin and wife, Ala Barbour Baskin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald W. Spencer, unmarried

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 Davidosn County, Tennessee, being Lot No. 5, Block F, on the Map of the Revised Madison Park, of record in Book 843, page 7, Register's Office for said County.

SAID Lot No. 5 fronts 50 feet on the southerly side of Robinwood Avenue and runs back between parallel lines 237 feet to a dead line.

BEING the same property conveyed to Robert L. Baskin, and wife, Ala Barbour Baskin, by deed from John H. Parmelee and wife, of record in Book 1515, page 55, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 256 (House Number) Robinwood Drive (Street) Madison, 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 25th day of September, 1970

Robert L. Baskin

Ala Barbour Baskin

Mail to buyer;

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersignd, a Notary Public in and for said County and State, the within named Robert L. Baskin and wife, Ala Barbour Baskin

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 25th day of September 19 70

Commission expires April 26, 1972

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

ROBERT L. BASKIN, AND WIFE,

ALA BARBOUR BASKIN

TO

GERALD W. SPENCER, UNMARRIED

A 92760

IDENTIF. REFERENCE

OCT 12 9 11 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 12 70	CONV	10,750.00			
OCT 12 70	S'TAX		A*	27.82	
OCT 12 70	PR'FEE		A*	.50	
OCT 12 70	W'DEED		A*	3.00	* 31.32