BOOK 1472 PAGE 288

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG
NASHVILLE, TENNESSEE 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Phillip L. Speer (NAME) | Dobson & Johnson, Inc. (NAME) | Map 117-11 |
| 1760 Hillmont Court (STREET ADDRESS OR ROUTE NUMBER) | 1109 J. C. Bradford Building (STREET ADDRESS) | Par. 76 |
| Nashville, Tennessee (CITY) (STATE) | Nashville, Tennessee (CITY) (STATE) | |

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------Dollars,
Cash paid by Phillip L. Speer and wife, Judith L. Speer, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $26,300.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, of record in Book 4276, page 655, re-recorded in book 4288, page 908, Register's Office for Davidson County, Tennessee.

We, Herbert R. Hill, Sr. and mother, Neoma C. Hill,

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

Phillip L. Speer and wife, Judith L. Speer,

their ~~XXXX~~ (successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 15 on the Plan of Glen Echo Subdivision, as of record in Book 1424, page 52, Register's Office for said County.

Said Lot No. 15 fronts 108.5 feet on the northwesterly side of Hillmont Drive, and extends back 331.9 feet on the northeasterly line and 417.8 feet on the southwesterly line, to a dead line on which it measures 170 feet.

Being the same property conveyed to Herbert R. Hill, Sr. and mother, Neoma C. Hill, by deed from Herbert F. Lawson and wife, as of record in Book 4276, page 653, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,270.00

Subscribed and sworn to before me, this the 5th day of January 19 71

Affiant Barbara Ferguson

My commission expires: 8/9/72 (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*

Phillip L. Speer and wife, Judith L. Speer,

their ~~XXXXX~~ (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 stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Phillip L. Speer and wife, Judith L. Speer,

their ~~XXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 5th *day of* January, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Herbert R Hill Sr
Herbert R. Hill, Sr.

X Neoma C Hill
Neoma C. Hill

By: Neoma C Hill Attorney in Fact
Neoma C. Hill, Attorney-in-Fact

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Personally appeared before me,* Beverly Jo Womble, *a Notary Public in and for said County and State,* Neoma C. Hill, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 16th *day of* January, *19*71.

*Notary Public*

*Commission expires* 8/9/72

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

CONV 27,270.00
S'TAX A* 70.98
PR'FEE A* .50
W'DEED A* 3.00 74.48

*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* .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of Janaury, 1971, before me personally appeared Neoma C. Hill, to me known to be the person who executed the foregoing instrument in behalf of Herbert R. Hill, Sr. and acknowledges that he executed the same as the free act and deed of said Herbert R. Hill, Sr.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 1971.

Notary Public

Commission expires 8/9/72.

**WARRANTY DEED**

FROM
Herbert R. Hill, sr. and mother, Neoma C. Hill

TO
Phillip L. Speer, et ux

B 0 1 2 5 8

IDENTIF. REFERENCE

JAN 7 3 52 PM '71

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

FILE: Dobson & Johnson, Inc.