TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs. Richard C. Spence, (NAME)	Guaranty Mortgage Company, (NAME)	11D-29780
224 Aurora Ave , (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North, (STREET ADDRESS)	BOOK 4473 PAGE 270
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by Ralph Stevens, 2921 Edge-O-Lake Drive, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Richard C. Spence and wife, Jean S. Spence

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Ralph Stevens and William King, d/b/a Stevens and King Construction Company

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 3 on the Plan of Edgemeade Farm, as of record in Book 3600, page 69, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Ralph Stevens and William King, d/b/a Stevens and King Construction Company, by deed from Carson C. Driver, Jr. and wife, as of record in Book 4466, Page 904, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved ( ) improved (X) property, known as 224 Aurora Ave., Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 hands this 5th day of January 1971.

STEVENS AND KING CONSTRUCTION COMPANY
By: Ralph Stevens — Ralph Stevens
By: William King — William King

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Ralph Stevens and William King, d/b/a Stevens and King Construction Company the bargainors, 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 5th day of January 1971

Commission expires February 14, 1973 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NAS...

Warranty Deed

FROM

STEVENS AND KING CONSTRUCTION CO.

To

RICHARD C. SPENCE ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,750.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 5th day of January 1971

A.M.Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4473 PAGE 271

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IDENTIF. REFERENCE

JAN 13 9 54 AM '71

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 13	CONV	13,750.00				
JAN 13	S'TAX		A*	35.62		
JAN 13	PR'FEE		A*	.50		
JAN 13	W'DEED		A*	3.00	*	39.12