BOOK 4489 PAGE 86

FORM NO. WD-1

R 0 8 9 9 6

IDENTIF. REFERENCE

MAR 26 3 41 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,000.00

Robert J. Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1971.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr. Atty. 112 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Spencer (NAME)	First Investment Company (NAME)	Map ~~89~~ 72-13
1013 McClurkin Avenue (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	27W 26805
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio (CITY) (STATE) (ZIP)	Rec. Tax Pd

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, MINNIE L. PARNELL, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT J. SPENCER AND WIFE, BETTY J. SPENCER

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. 89 on the Plan of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for said County.

SAID Lot No. 89 fronts 50 feet on the northerly side of McClurkan Avenue and runs back between parallel lines 155 feet to an alley.

BEING the same property conveyed to Minnie L. Parnell, a widow, as the surviving tenant by the entirety of the tenancy by the entirety created by the deed to George L. Parnell, now deceased, and wife, Minnie L. Parnell from S. J. Gibbons and wife, Virginia B. Gibbons of record in Book 2700, page 273, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1013 McClurkin Avenue, Nashville, Tennessee
(House Number) (Street) (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 my hand this 25th day of March, 1971

Minnie L. Parnell

Minnie L. Parnell

DG/mm

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Minnie L. Parnell the 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 25th day of March 19 71

Commission expires 12-12-72

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

MINNIE L. PARNELL

TO

ROBERT J. SPENCER ET UX

MAR 26 71	CONV	11,000.00			
MAR 26 71	S'TAX		A*	28.60	
MAR 26 71	PR'FEE		A*	.50	
MAR 26 71	W'DEED		A*	3.00	* 32.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Paul PERCY WILKINS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
Box 8 NASHVILLE, TENNESSEE 37201