WARRANTY DEED

BOOK 4496 PAGE 362

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Spencer Hays	(NAME) Spencer Hays	Map 129-6 Par. 69
(STREET ADDRESS OR ROUTE NUMBER) 2968 Foster Creighton Dr.	(STREET ADDRESS) 4094 Hillsboro Road	
(CITY) Nashville (ZONE) 37204 (STATE) Tennessee	(CITY) Nashville (ZONE) 37215 (STATE) Tennessee	Pd

For and in Consideration of the sum of $51,000.00

Fifty-one Thousand - 00/100 *DOLLARS*
of which 18,304.08 has been paid in cash by Spencer Hays and for the remainder Spencer Hays has assumed and agrees to pay the unpaid balance of 32,695.92 of an indebtedness in the original amount of 36,000.00 secured by deed of trust of record in book 3880, page 246, Register's Office, for Davidson County, Tennessee.

We, Walter A. Erikson and wife Marjorie Anne Erikson *have bargained and sold, and by these presents do transfer and convey unto the said* Spencer Hays, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 98 on the plan of West Meade Park, Section 1, as of record in book 2900, pages 103 and 104, Register's Office for said County; and also shown on survey made by Wm. Collier Parrish Associates, Civil Engineers, dated March 26, 1965.

Being the same real property conveyed to Walter A. Erikson and wife Marjorie Anne Erikson, by deed from West Meade Park Corporation, a Tennessee Corporation, of record in book 3765, page 459, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities, anchor easement, 150-foot building setback line from Fox Hollow Road, and conditions of owners certificate, as shown on plan of record in book 2900, pages 103 and 104, Register's Office for Davidson County, Tennessee: and to restrictive covenants contained in an instrument of record in book 3102, page 381, Register's Office for said County

This is unimproved (x) property, known as 6601 Fox Hollow Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Spencer Hays, his *heirs and assigns, forever.*

And we *do covenant with the said* Spencer Hays *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.* except for 1971 taxes which are prorated and assumed by grantee, mortgage shown above and 1970 taxes and penalty

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* Spencer Hays, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 20th *day of* April, *1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter A. Erikson

Marjorie Anne Erikson

This instrument Prepared by
mail -> Allen H Smith Jr - 3rd Floor Third Nat'l Bk Bldg Nashville

BOOK 1496 PAGE 363

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jan Jenkins a Notary Public in and for said County and State, Walter & Jane Marjorie Anne Erikson

the within named bargainor , 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 20th day of April, 19 71.

Jan Jenkins Notary Public

Commission expires Nov. 14, 1974

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $51000.00. Affiant. Aldin H. Smith Jr.

Subscribed and sworn before me this 26th day of April 1971

Deputy Register

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

APR26 CONV 51,000.00
APR26 S'TAX A* 132.60
APR26 PR'FEE A* .50
APR26 W'DEED A* 3.00 * 136.10

WARRANTY DEED

FROM
Walter Erikson and wife
Marjorie Anne Erikson
TO
Spencer Hays

B 1 2 3 F 0

IDENTIF. REFERENCE

APR 26 10 32 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE