BOOK 1507 PAGE 357 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 71

Notary Public

My Commission Expires Oct. 20, 1971

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joel Riggs & Company 3813 Cleghorn Avenue Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Gene Spencer et ux (NAME)	National Mortgage Company (NAME)	No. 4D-47231
3900 East Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 148-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee (CITY) (STATE) (ZIP)	Par 66

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, Major G. Brown, Jr., and wife, Florence E. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Gene Spencer and wife, Sally Anne 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. 134 on the Plan of Locustwood Subdivision, Section I, of record in Book 2330, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 134 begins at a point in the easterly margin of East Ridge Drive, a common corner of Lots 133 and 134; thence easterly along the line between said lots 174.3 feet to a common corner of Lots 133, 134, and 135; thence northerly along the line between Lots 134 and 135, 191.9 feet to a point in the southerly margin of Haywood Lane; thence westerly along the margin of said lane 154.26 feet to a point; thence southwesterly around a curve 39.27 feet to a point in the easterly margin of East Ridge Drive; thence southerly along the margin of said drive 170.0 feet to the point of beginning.

Being the same property conveyed to Major G. Brown, Jr., and wife, Florence E. Brown by deed from Jimmy A. Billingsley and wife, Hazel Earline Billingsley of record in Book 4022, page 820, Register's Office for Davidson County, Tennessee.

unimproved (X) This is improved (X) property, known as 3900 East Ridge Drive (House Number) (Street) Nashville, 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 29th day of April, 19 71

Major G. Brown, Jr.

Florence E. Brown

Return to:
1020 Stahlman Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Joel Riggs, a Notary Public in and for said County and State, the within named Major G. Brown, Jr., and wife, Florence E. Brown

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 29th day of April 1971

Commission expires My Commission Expires Oct. 20, 1971

Joel Riggs
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
Major G. Brown, Jr., and wife,
Florence E. Brown

TO
Daniel Gene Spence and wife,
Sally Anne Spencer

B 1 7 2 3 2

IDENTIF. REFERENCE

JUN 3 9 07 AM '71

FELIX E. NELSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-3	CONV	16,450.00				
JUN-3	S'TAX		A*	42.64		
JUN-3	P&FEE		A*	.50		
JUN-3	WDEED		A*	3.00	*	46.14