COBB AND MERRITT REALTY CO.
2815 LEBANON ROAD
NASHVILLE, TENN. 37214

Mail to

BOOK 1525 PAGE 739

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,116.57

W. Leland Spoonamore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 1971

Notary Public

MY COMMISSION EXPIRES: March 3, 1973

(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
W. Leland Spoonamore (NAME)	First Federal Savings & Loan (NAME)	11D 31490
1112 Apple Valley Road (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Map 33 16
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 34

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, EUGENE L. BURKE and wife, CAROL J. BURKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. LELAND SPOONAMORE and wife, EUNICE R. SPOONAMORE

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. 163 on the Plan of Primrose Acres Subdivision, Section II, as of record in Book 2900, page 44, Register's Office for said County.

SAID Lot No. 163 fronts 90.0 feet on the south margin of Apple Valley Road and extends back 256.0 feet on the west line and 456.7 feet on the east line, to a dead line, measuring 233.1 feet thereon.

BEING the same property conveyed to Eugene L. Burke and wife, Carol J. Burke, by deed from Bruce W. Briggs and wife, Mildred E. Briggs, of record in Book 4040, page 750, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to First Federal Savings & Loan Association of record in Book 4040, page 751, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This conveyance is made subject to Restrictions of record in Book 2965, page 520, Book 3000, page 238, said Register's Office, and the Plan of record in Book 2900, page 44, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1112 Apple Valley Road, Madison, 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 our hand s this 15th day of July, 1971

Eugene L. Burke

Carol J. Burke

mm-ps

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene L. Burke and wife, Carol J. Burke

the bargainor S, 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 15th day of July 1971

Commission expires August 9, 1972

Benson K. Mcavit
Notary Public AT LARGE

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
EUGENE L. BURKE ET UX

TO
W. LELAND SPOONAMORE ET UX

325398

IDENTIF. REFERENCE

AUG 3 11 58 AM '71

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG-3	CONV	18,616.87			
AUG-3	STAX		A*	48.36	
AUG-3	PRFEE		A*	.50	
AUG-3	WDEED		A*	4.00	* 52.86