MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

NELLIE M. GRINNELL

TO

MORRIS SPEER

For draftsman's use

This Instrument prepared by:

Henry K. Buckner, Jr.
3937 Gallatin Rd.
Nashville, Tenn. 37216

BOOK 4546 PAGE 207

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris Speer (NAME)	New owner Morris Speer (NAME)	Map 83-15
639 LaFayette St. (STREET ADDRESS OR ROUTE NUMBER)	6624 JOCELYN HOLLOW (STREET ADDRESS)	Parcels 360, 361, 364 & 362
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	NASH. TENN. (CITY) (STATE) (ZIP)	

B 3 4 8 0 2

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

OCT 20 8 35 AM '71

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 19 71.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 20, 1972

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

OCT20 CONV 40,100.00
OCT20 STAX A* 104.26
OCT20 PRFEE A* .50
OCT20 WDEED A* 6.00 * 110.76

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Nellie M. Grinnell have bargained and sold, and by these presents do transfer and convey unto the said Morris Speer his 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 part of Lots No. 5 and 6 on the Plan of the Subdivision of the Enoch Fly property of record in Minute Book K, Page 76, County Court for said County and described according to a copy of a survey made by Hal R. Swann, Jr. surveyor, dated September 19, 1964, as follows:

Beginning at an iron pin in the southwesterly present margin of Murfreesboro Road (LaFayette Street) and an alley; thence along the northwesterly margin of said alley southwesterly 202.9 feet to an iron pin at the intersection of the easterly line of First Avenue South; thence with the margin of said Avenue northwesterly 58 feet to a

Form No. WD3a

railroad spike at the common corner of Lots Nos 5 and 6; thence with the line between said lots northeasterly 87.1 feet to an iron pin which iron pin is 54.2 feet southerly from the margin of Murfreesboro Road or LaFayette Street as measured at right angles thereto; thence northwesterly 30 feet to an iron pin; thence northeasterly 53 feet to an iron pin in the southwesterly margin of Murfreesboro Road or LaFayette Street; thence with said margin southeasterly 145 feet to the point of beginning.
BEING the same property conveyed to T. M. Grinnell, Trustee with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries, by deed from E. B. Smith, Jr; and wife, Nadine Smith, of record in Book 3834, Page 450, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being part of Lot No. 5 on the plan of the subdivision of the Enoch Fly property of record in Minute Book K, Page 76, County Court for said County, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated December 19, 1964, as follows:
BEGINNING at a point in the easterly margin of First Avenue South at an iron spike located 58 feet northwesterly from the intersection of a 16 foot alley; thence with said Avenue in a northwesterly direction 55.7 feet to an iron pin; thence easterly 49.5 feet to an iron pin which is 47.4 feet from the southwesterly margin of LaFayette Street (or Murfreesboro Road); thence southeasterly 65.7 feet to an iron pin: thence southwesterly 87.1 feet to the point of beginning.
BEING the same property conveyed to T. M. Grinnell, Trustee, with full power to sell, mortgage, transfer or otherwise convey without the joinder or disclosure of any beneficiaries, by deed from A. M. Hagan, Jr., and William R. Hagan, Testamentary Trustees under the Will of Hardy Bryant Gray, deceased, said Will being of record in Will Book 62, Page 255, County Court Clerk's Office for Davidson County, Tennessee; said deed being of record in Book 3841, Page 28, Register's Office for Davidson County, Tennessee.

The said T. M. Grinnell having since deceased and property vested in Nellie M. Grinnell by Will of record in Will Book 36, Page 220, County Court Clerk's Office for Williamson County, Tennessee and as of record in Book 4456, Page 540, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 77 LaFayette St. (House Number) (Street) Nashville, Tennessee 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 Morris Speer his heirs and assigns, forever.

And I do covenant with the said Morris Speer that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

[illegible] Beginning of Writing, Typing or Printing in this Document Unsatisfactory When Received.

And I, Nellie M. Grinnell do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Morris Speer his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of October, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nellie M. Grinnell

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named Nellie M. Grinnell

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 8th day of October, 1971.

Jim Stevens, Notary Public

My Commission Expires Nov. 20, 1972

Commission Expires

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public

Commission Expires

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.