WARRANTY DEED

BOOK 4552 PAGE 578

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miss Nina Marie Spivey	First Federal Savings	
(NAME)	(NAME)	Map 83-6
1613 Eastland Avenue	Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 298
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other considerations, the receipt of which is hereby acknowledged, we,

William K. Spivey, Sr., Lloyd C. Spivey, Louie E. Spivey and William J. Spivey

have this day bargained and sold, and do hereby transfer and convey unto Nina Marie Spivey, unmarried, and Vernon M. Spivey, Trustee for the said Nina Marie Spivey, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the east 60 feet front and 58 feet rear of Lot No. 1 on the unrecorded resubdivision of Lot No. 2 Martha Martin Lands, as of record in Book 8, pages 441 and 442, Register's Office for said County, and described according to a survey made by T.R. Sanford, dated October 7, 1966, as follows:
BEGINNING at a point in the north margin of Eastland Avenue, at the corner of Lots 1 and 2; on the unrecorded subdivision,said point being 108 feet west of Benson Avenue; thence northerly with the line between said lots 245 feet to the south margin of an alley, which point is 110 feet west of Benson Avenue; thence with said alley, west 58 feet to a point; thence south 245 feet more or less to a point in the north margin of Eastland Avenue; thence with said Avenue, east 60 feet to the point of beginning.

Being the same property conveyed to William K. Spivey, Sr., Lloyd C. Spivey, Louie E. Spivey and William J. Spivey by deed from Nina Marie Spivey, of record in Book 4496, page 688, said Register's Office; William J. Spivey and Wilburn J. Spivey being one and the same person.

This conveyance is subject to the Deed of Trust of record in Book 4071, page 694, said Register's Office, and to taxes for 1971.

This instrument was prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $7,000.00

Subscribed and sworn to before me, this the 11th day of August ~~Nov.~~ 1971

Affiant Nina Marie Spivey

My commission expires: Feb. 3 1974 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1613 Eastland Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Nina Marie Spivey and Vernon M. Spivey, Trustee, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as hereinbefore stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Nina Marie Spivey and Vernon M. Spivey, Trustee, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10 *day of* ~~August~~ Sept, 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.*

William K. Spivey, Sr.

Lloyd C. Spivey

Louie E. Spivey

William J. Spivey
(Wilburn J. Spivey)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. M. Hussum, *a Notary Public in and for said County and State,* William K. Spivey, Sr., Louie E. Spivey and William J. Spivey (Wilburn J. Spivey), *the within named 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 10 *day of* August Sept, *19* 71.

Commission expires 12-30-74

J. M. Hussum *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, John J. Archer, *a Notary Public of the State and County aforesaid, personally appeared* William J. Spivey (Wilburn J. Spivey), *with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.*

Witness my hand and seal, at office in Nashville, Tennessee,
this 10th *day of* November, *19* 71.

Commission expires Feb. 3, 1974

John J. Archer *Notary Public*

STATE OF KENTUCKY)

COUNTY OF OHIO)

Personally appeared before me Lloyd C. Spivey, a Notary Public in and for said County and State, Lloyd C. Spivey, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Beaver Dam, Kentucky, this 18 day of Sept, 1971.

Commission expires
3-12-72

Virgil R Plummer
Notary Public

NOV 11 71	CONV	*7,000.00			
NOV 11 71	S'TAX		A*	18.20	
NOV 11 71	PR'FEE		A*	.50	
NOV 11 71	W'DEED		A*	4.00	* 22.70

WARRANTY DEED

FROM SR. WILLIAM K. SPIVEY, ET AL

TO NINA MARIE SPIVEY and VERNON M. SPIVEY, TRUSTEE

B 37589

IDENTIF. REFERENCE

Nov 11 2 04 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to John J. Archer, Box 2829, Nashville, Tenn. 37219