This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

TTC-G22h334

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David T. Spencer et ux	Murphree Mortgage Company	6D - 29680
(NAME)	(NAME)	
4911 Danby Drive	24th Floor, L & C Tower,	BOOK 4572 PAGE 892
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ---------- ($10.00) ---------- *Dollars,*
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $22,600.00, to Murphree Mortgage Company, secured by a deed of trust to Richard E. Corn, Trustee, of record in Book 4135, page 526, said Register's Office, payable as specified therein. (By instrument of record in Book 4154, page 807, this debt was assigned to Astoria Federal Savings and Loan Association.)

we, Robert B. Boston and wife, Anne N. Boston,

have this day bargained and sold, and do hereby transfer and convey unto the said

David T. Spencer and wife, Nell B. Spencer,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 46 on the Plan of Caldwell Country Estates, Section I, as of record in Book 2663, page 68, Register's Office for said County.

Said Lot No. 46 fronts 123.5 feet on the westerly side of Danby Drive and runs back 255.3 feet on the southerly line and 279.5 feet on the northerly line, to a dead line, measuring 184.8 feet thereon.

Being the same property conveyed to Robert B. Boston and wife, Anne N. Boston, by deed from Erb C. Roberts and wife, of record in Book 4135, page 524, said Register's Office.

This conveyance is made subject to (1) Restrictions recorded in Book 2802, page 369, said Register's Office; (2) TVA Easement as of record in Book 1133, page 610 and in Book 1237, page 371, said Register's Office; and (3) The recorded plan shows an Owner's Certificate, a 40 foot set-back line from Danby Drive, a 10 foot easement for public utilities across the rear, an anchor easement 2.5x20 feet at both front corners and locates the TVA easements shown at Item (2) above.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 29th day of January 19 72

Affiant

My commission expires ..., 1973 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4911 Danby Drive, Nashville, Tennessee 37211
(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

David T. Spencer and wife, Nell B. Spencer,

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 for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David T. Spencer and wife, Nell B. Spencer,

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand S this* 29th *day of* January, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Anne N. Boston
Anne N. Boston

Robert B. Boston
Robert B. Boston

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert B. Boston and wife, Anne N. Boston, the within named 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 January, 1972.

Ina B. Kent, Notary Public

My Commission Expires Nov. 8, 1975

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 _____

JAN31 72 CONV 27,500.00
JAN31 72 STAX A* 71.50
JAN31 72 PRTEE A* .50
JAN31 72 WDEED A* 4.00 * 76.00

WARRANTY DEED

FROM ROBERT B. BOSTON, et ux

TO DAVID T. SPENCER, et ux

B 4 6 7 8 2

T

IDENTIF. REFERENCE

JAN 31 8 54 AM '72

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 256-2050
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Company, 2535 Franklin Road, Nashville, Tennessee 37204