BOOK 4629 PAGE 409

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Robert A. Spence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1972.

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 521 STahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Spence et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	11D 35960
905 Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	24th Floor, L & C Tower (STREET ADDRESS)	Map 42-3
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 42

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, Joseph R. Phillips and wife, Sylvia Ruth Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Spence and wife, Felicitas I. Spence

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. 42 on the Plan of Primrose Acres, as of record in Book 2663, page 107, Register's Office for said County.

SAID Lot No. 42 fronts 120 feet on the northerly side of Graycroft Avenue and extends back 202 feet on the easterly line and 240 feet on the westerly line, to a dead line in the rear on which it measures 125 feet.

BEING the same property conveyed to Joseph R. Phillips and wife, Sylvia Ruth Phillips by deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 4283, page 902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2859, page 584, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AUG 18 72	CONV	17,000.00			
AUG 18 72	S'TAX		A*	44.20	
AUG 18 72	PB'FEE		A*	.50	
AUG 18 72	W'DEED		A*	4.00	* 48.70

This is improved ( ) unimproved (XX) property, known as 905 Graycroft Avenue, Madison, Tennessee 37115
(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 4th day of August, 19 72

Joseph R. Phillips

Sylvia Ruth Phillips

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph R. Phillips and wife, Sylvia Ruth Phillips

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 4th day of August 19 72

Commission expires 11/8/75

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

file in Box # 1

WARRANTY DEED

FROM
JOSEPH R. PHILLIPS, ET UX

TO
ROBERT A. SPENCE, ETUX

B 7 2 1 9 5

IDENTIF. REFERENCE

AUG 18 9 12 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Paid by Robert Spence
2-11-2 Spence Lane
Nashville, Tenn.
37205