WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Claude F. Spears and wife (NAME)	Nashville Mortgage and Realty Co. (NAME)	15D-1405
1012 Joyce Lane (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	6-3
Nashville, Tennessee, 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee, 37201 (CITY) (ZONE) (STATE)	83 Pd

FOR AND IN CONSIDERATION of the sum of $10.00- -

Ten and No/100- Dollars, Cash in hand paid by Claude F. Spears and wife, Geneva Spears, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated October 30, 1968, for $13,550.00, payable as provided therein to Nashville Mortgage and Realty Company, and secured by Deed of trust executed by Earl D. McMurtry and wife, to Jack W. Lee, Trustee, of record in Book 4282, page 834, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Claude F. Spears and wife, Geneva Spears, do hereby assume and agree to pay, we,

EARL D. McMURTRY AND WIFE, BERTA SUE McMURTRY,

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

CLAUDE F. SPEARS AND WIFE, GENEVA SPEARS,

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

Being Lot No. 5 on the Plan of Bradford Heights, as of record in Book 1835, page 84, Register's Office for said County.

Said Lot No. 5 fronts 75 feet on the southerly side of Joyce Lane and runs back between parallel lines 160.4 feet to a dead line.

Being the same property conveyed to Earl D. McMurtry and wife, Berta Sue McMurtry, by deed from Dolphus Gregory and wife, as of record in Book 4282, page 832, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,950.00

Subscribed and sworn to before me, this the 8th day of Sept, 1972

Claude F. Spears Affiant

My commission expires: 4-26-75 (Affix Seal)

Helen J. McGhee Notary Public

This is unimproved / improved (X) property, known as 1012 Joyce Lane, Nashville, Tennessee, 37216 (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

Claude F. Spears and wife, Geneva Spears,

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 hereinabove set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Claude F. Spears and wife, Geneva Spears, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand*s *this* 8th *day of* Sept, 1972. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Earl D. McMurtry

Berta Sue McMurtry

Book 4636 Page 730 Was Missing