WARRANTY DEED

BOOK 4644 PAGE 449

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Payne Spence (NAME:)	Same (NAME:)	
1921 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	119-9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	6/184 PW

For and in Consideration of the sum of One Hundred Thousand and No/100 ($100,000.00) *DOLLARS* cash in hand paid the receipt of which is hereby acknowledged,

OCT-6[illegible]	CONV	90,000.00			
OCT-6[illegible]	CONV	10,000.00			
OCT-6[illegible]	S'TAX		A*	260.00	
OCT-6[illegible]	PR'FEE		A*	.50	
OCT-6[illegible]	W'DEED		A*	6.00	* 266.50

We, FRED HORRELL and STEVE HORRELL, a partnership d/b/a F & S INVESTMENT COMPANY, *have bargained and sold, and by these presents do transfer and convey unto the said* HELEN PAYNE SPENCE, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 6th Civil District of Davidson County, Tennessee, being on the east side of Foster Avenue and more particularly described as follows:

Beginning at an iron pin on the east right-of-way of Foster Avenue and the southwest corner of the Goodwill Industry property and proceeding as follows: Around a curve to the left having a radius of 639.1 feet, a distance of 115.0 feet to an iron pin; thence North 87° 08' East a distance of 198.85 feet to an iron pin; thence South 5° 40' West a distance of 126.93 feet to an iron pin in the southerly property line of the Goodwill Industries; thence North 88° 10' West a distance of 158.0 feet to the point of beginning, and containing 0.482 of an acre, more or less, as per survey by Turner Engineering Company dated September 12, 1972.

Being part of the property conveyed to Fred Horrell and Steve Horrell, d/b/a F & S Investment Company, by deed from Henry Horrell and wife, Kathleen Horrell, of record in book 4638, page 827, Register's Office for Davidson County, Tennessee.

This instrument [illegible]
Schulman, McCarley, Hollins and Fuller
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ $100,000.00

Affiant

Subscribed and sworn to before me, this the [illegible] day of [illegible] 19[illegible]

My commission expires: Nov 12 19[illegible] (Affix Seal)

Notary Public

This conveyance is made subject to sanitary sewers and/or storm drainage, of record in book 3701, page 12, easement through over and across lands of F. R. Hester for purpose of operating and maintaining a water main running from Logan Street to land herein conveyed, of record in book 1466,page 365, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in book 4383, page 928, and book 4384, page 724, Register's Office for Davidson County, Tennessee.

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IDENTIF. REFERENCE

OCT 6 4 12 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 2806 Foster Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HELEN PAYNE SPENCE, her ..... *heirs and assigns, forever.*

And we *do covenant with the said* Helen Payne Spence, ... *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,* except by restrictive covenants, and easements, as hereinabove set forth, and taxes for the year 1972, which have been prorated and assumed by the Grantee.

And we, Fred Horrell and Steve Horrell, d/b/a F & S Investment Company, *do further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* Helen Payne Spence, her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 22nd *day of* September, *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.*

Fred Horrell

Steve Horrell

F & S INVESTMENT COMPANY

By: Fred Horrell
Fred Horrell

By: Steve Horrell
Steve Horrell