This Form furnished by Attorneys Title Company, Inc.

BOOK 4649 PAGE 481

Form No. WD-2

FROM

Carl Osbourne Fletcher Et Ux

TO

Jerry D. S pencer Et Ux

PLEASE RETURN TO
ENTREKIN, JOHNSON & HOLLAND
2011 PARKWAY TOWERS BUILDING
NASHVILLE, TENNESSEE 37219

For draftsman's use

This Instrument Prepared By
CLYDE PAUL HOLLAND
Parkway Towers
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry D. Spencer (NAME)	Guaranty Mortgage Company (NAME)	
451 Capri Drive (STREET ADDRESS OR ROUTE NUMBER)	311-7th Avenue, North (STREET ADDRESS)	90-15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	138 2nd

IDENTIF. REFERENCE T

(FOR REGISTER'S USE)

Oct 25 10 57 AM '72

FELIX Z. WILSON JR REGIS
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,900.00 Jerry D. Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF October, 1972.

Notary Public

MY COMMISSION EXPIRES: 5-1-73

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

B 8 1 4 4 2

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)----------DOLLARS

cash in hand paid by JERRY D. SPENCER and wife, MICHELE DIANE SPENCER, and other good and valuable considerations, receipt of which is hereby acknowledged,

CARL OSBOURNE FLETCHER and wife, RUTH FLETCHER

have bargained and sold, and by these presents do transfer and convey unto the said

JERRY D. SPENCER and wife, MICHELE DIANE SPENCER

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. 1150 on the Plan of Charlotte Park, Section 16, as of record in Book 3300, page 97, Register's Office for said County.

SAID Lot No. 1150 fronts 89.3 feet on the westerly side of Capri Drive and runs back 151.7 feet on the northerly line and 146.8 feet on the southerly line, to a broken line at the rear measuring 81 feet thereon.

BEING the same property conveyed to Carl Osbourne Fletcher, and wife, Ruth Fletcher, by deed from Cumberland Valley Builders, Inc., of record in Book 3571, page 631, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Capri Drive, and a 10-foot easement for public utility purposes along the rear line of said lot; restrictive covenants contained in instrument of Record in Book 3502, page 586, and Book 2593, page 566, Register's Office for said County, showing rights, conditions and obligations regarding use of a sewerage system.

BOOK 4649 PAGE 482

WD-2

This is unimproved ( ) improved (X) property, known as 451 Capri Drive (House Number) (Street) Nashville P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JERRY D. SPENCER and wife, MICHELE DIANE SPENCER their heirs and assigns, forever.

And we do covenant with the said JERRY D. SPENCER and wife, MICHELE DIANE SPENCER 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 as of record.

And we, Carl Osbourne Fletcher and wife, Ruth Fletcher do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JERRY D. SPENCER and wife, MICHELE DIANE SPENCER/their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 20th day of October, 1972

Carl Osbourne Fletcher
CARL OSBOURNE FLETCHER

Ruth Fletcher
RUTH FLETCHER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Osbourne Fletcher and wife, Ruth Fletcher, the 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 20th day of October, 19 72

NOTARY PUBLIC DAVIDSON COUNTY

Clyde P. Holland
Notary Public.

Commission expires 5-12-77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

OCT 25 CONV 18,900.00
OCT 25 S'TAX A* 49.14
OCT 25 FEE A* .50
OCT 25 W'DEED A* 4.00 * 53.64

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ..... with whom I am personally acquainted, and who, upon oath, acknowledged himself 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 himself as .....

Witness my hand and seal, at office in .....

this ..... day of ....., 19....

..... Notary Public.

Commission expires .....