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FORM NO. WD-1

IDENTIF. REFERENCE

JUL 3 9 52 AM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF June, 1973.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jonathan 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
Valdez Edward Spicer, et ux (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	
4909 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	595
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	222

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, A & R Construction Company, a partnership.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valdez Edward Spicer and wife, Luraville C. Spicer

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:

BEING Lto No. 234 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, Register's Office for said County.

SAID Lot No. 234 fronts 70.03 feet on the westerly side of Boyd Drive and extends back 148.5 feet on the northerly line and 152.0 feet on the southerly line, to a dead line in the rear measuring 74.3 feet thereon.

BEING part of the same property conveyed to A & R Construction Company by deed from H. Lynn Greer, Jr., Trustee, of record in Book 4633, page 978, Register's Office for said County, and by deed from Earl Hawkins and William C. Greer, of record in Book 4690, page 432, Register's Office for DAvidsonCounty, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4620, page 147, re-recorded in Book 4620, page 866, Register's Office for said County; 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.

This is unimproved ( ) improved (X) property, known as 4909 Boyd Drive, Nashville, Tennessee 37218
(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 my hand this 29th day of June, 1973

A & R CONSTRUCTION COMPANY

By: Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Belinda Neill, a Notary Public in and for said County and State, the within named Albert F. Warner

the bargainor, ___, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1973

Commission expires 11/8/75

Belinda Neill
Notary Public

BELINDA NEILL NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

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 # 4

WARRANTY DEED

FROM
A & R CONSTRUCTION COMPANY

TO
VALDEZ EDWARD SPICER, ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-3[illegible]	CONV	24,050.00				
JUL-3[illegible]	S TAX		A*	62.40		
JUL-3[illegible]	PRFEE		A*	.50		
JUL-3[illegible]	W DEED		A*	4.00	*	66.90