BOOK 4787 PAGE 365

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
(NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	UNION AT FOURTH (STREET ADDRESS)	105-14
(CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	105 Pw

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we

FEB11 CONV 21,500.00
FEB11 S'TAX A* 55.90
FEB11 PR'FEE A* .50
FEB11 W'DEED A* 4.00 * 60.40

Dolphus L. Spence and wife, Margaret P. Spence,

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

Bruce P. Smith and wife, Linda L. Smith

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Map of David Lipscomb's Subdivision, as of record in Book 547, page 145, Register's Office for said County.

Said Lot No. 5 fronts 55 feet on the southerly side of Hillview Heights, formerly Woods Avenue, and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Dolphus L. Spence and wife, Margaret P. Spence by deed from Sarah Katherine Goad, unmarried, of record in Book 4131, page 524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1974, applicable to said property.

unimproved ( )
This is improved (X) property, known as 823 Hillview Heights, Nashville, Tennessee 37204
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 8th day of February 1974.

Dolphus L. Spence — Margaret P. Spence

DOLPHUS L. ~~SMITH~~ SPENCE — MARGARET P. SPENCE

Dolphus L. Spence

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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 Dolphus L. Spence and wife, Margaret P. Spence,

the bargainor, 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 8th day of February, 1974.

My commission expires 1-17-77 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

/s/ Bruce P. Smith
/s/ Linda L. Smith

Sworn to and subscribed before me this 8th day of February, 1974.

My commission expires 1-17-77 Notary Public

This instrument was prepared by:

Name	This instrument prepared by STEPHENSON, LACKEY & HOLMAN	Address
	First Federal Building	
	Nashville, Tennessee 37219	

— File for Fed —

WARRANTY DEED

FROM DOLPHUS L. SPENCE AND WIFE, MARGARET P. SPENCE

TO BRUCE P. SMITH AND WIFE, LINDA L. SMITH

C 4153

IDENTIF. REFERENCE

FEB 11 2 32 PM '74

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290