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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1974.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Spencer, et ux (NAME)	Loan Guaranty Officer Veterans Administration Regional Office (NAME)	
2224 Scott Avenue (STREET ADDRESS OR ROUTE NUMBER)	801 Broadway (STREET ADDRESS)	Map 72-10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 252

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, John J. Cunningham and wife, Dorothy T. Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Spencer and wife, Louise G. Spencer

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:

Land described according to a survey of John Kohl, dated February 17, 1969, as follows:

BEGINNING at a point on the westerly margin of Scott Avenue (formerly Foreman Avenue), said point being located 150 feet south of the intersection of the westerly margin of Scott Avenue and the southerly margin of Monetta Avenue; thence westwardly 188 feet to a point; thence southwardly 50 feet to a point; thence eastwardly 188 feet to a point on the westerly margin of Scott Avenue; thence along said margin, northwardly 50 feet to the point of the beginning.

BEING the same property conveyed to John J. Cunningham and wife, Dorothy T. Cunningham, by deed from the Administrator of Veterans' Affairs, of record in Book 4448, page 21, Register's Office for DAvidson County, Tennessee..

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year, which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein, in the original principal amount of $9,750.00, of record in Book 4448, page 23, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 2224 Scott Avenue, Nashville, Tennessee.
(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 our hands this 28th day of February, 19 74

John J. Cunningham

John J. Cunningham

Dorothy T. Cunningham

Dorothy T. Cunningham

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. Cunningham and wife, Dorothy T. Cunningham

the bargainor S, 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 28TH day of February, 19 76

Commission expires 9-12-76

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
JOHN J. CUNNINGHAM, ET UX

TO
WILLIAM H. SPENCER, ET UX

C 4 4 3 0 4

IDENTIF. REFERENCE

MAR 5 11 41 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-5	CONV	*9,500.00			
MAR-5	STAX		A*	24.70	
MAR-5	PRFEE		A*	.50	
MAR-5	WDEED		A*	4.00	* 29.20