This Deed Prepared By:
Leon Ruben, Attorney
125 Lafayette Street
Nashville, TN 37210

From Information furnished by Seller

WARRANTY DEED

BOOK 4873 PAGE 502

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elijah Spencer, Jr., et al	SAME	
(NAME)	(NAME)	118-1
1007 Parris Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	245 pol
Nashville, TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ------$10-----

----Ten and no/100---- Dollars,

Cash in hand paid and other good and valuable considerations receipt for which is hereby acknowledged.

I, Mary Spencer Birdsong,

have this day bargained and sold, and do hereby transfer and convey unto the said

Elijah Spencer, Jr., my one-fourth interest

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 87 on the Plan of L. G. Noel's Section Subdivision of Idlewild, of record in Book 332, page 77, Register's Office for said County, as follows:

Said Lot No. 87 fronts 50 feet on the southerly side of Paris, formerly, Pope Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Elijah Spencer, Jr., and Mary Spencer a one-half undivided interest, and Doshie Spencer, a one-half undivided interest by deed from M. L. Levitan, et ux, of record in Book 4186, page 510, Register's Office Davidson County, Tennessee.

(Mary Spencer was listed as wife of Elijah Spencer, Jr., which was not true, thus Mary Spencer and Mary Spencer Birdsong are ore in the same person.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,710.00

Subscribed and sworn to before me, this the 6th day of December 1974

Affiant

My commission expires: (Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 1007 Parris Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Elijah Spencer, Jr.

his (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except as appear of record

I further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to said real estate to said Elijah Spencer, Jr.,

his

X(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 2nd day of December, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Mary E. Birdsong

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Spencer Birdsong, MRS. Mary E Birdsong, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of December, 1974.

Mrs Virginia Sinkston Notary Public

My commission expires 11/13/77

NOTARY PUBLIC DAVIDSON COUNTY, TENN. VIRGINIA SINKSTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

DEC-6-74	CONV	*2,710.00				
DEC-6-74 S'TAX			A*	7.02		
DEC-6-74 PR'FEE			A*	.50		
DEC-6-74	W'DEED		A*	4.00	*	11.52

WARRANTY DEED

FROM

MARY SPENCER BIRDSONG

TO

ELIJAH SPENCER, JR.

C 8 0 7 2 5

IDENTIF. REFERENCE

DEC 6 2 53 PM '74

FELIX Z. NIXON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238