C 8 3 1 9 3

BOOK 4879 PAGE 8

FORM NO. WD-1

IDENTIF. REFERENCE

JAN 2 3 35 PM '75

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,600.00

Isaiah R Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 74.

Notary Public

MY COMMISSION EXPIRES: 2-5-1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 112 Stahlman Building, Nashville, Tennessee, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isaiah R. Spencer (NAME)	Guaranty Mortgage Company (NAME)	13DA-40960
4928 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Map. 59 5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37219 (CITY) (STATE) (ZIP)	Par. 221

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, WILSON-McCLURE CO., a partnership composed of Robert L. Wilson and Lewis E. McClure

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ISAIAH R. SPENCER and wife, BRENDA H. 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 in Davidson County, Tennessee, being Lot No. 226 on the plan of Buena Vista Estates, Section 6, of record in Book 4460, page 85, Register's Office for said County.

SAID Lot No. 226 fronts 70.00 feet on the northeasterly margin of Boyd Drive and extends back 224.2 feet on the northwesterly line, which is a broken line, and 200.6 feet on the southeasterly line to a dead line in the rear, measuring 49.80 feet thereon.

BEING part of the same property conveyed to Wilson-McClure Co., a partnership composed of Robert L. Wilson and Lewis E. McClure by deed from Earl Hawkins and William C. Greer of record in Book 4641, page 226, Register's Office for Davidson County, Tennessee.

JAN-2 75	CONV	22,600.00				
JAN-2 75	S'TAX		A*	58.76		
JAN-2 75	PR'FEE		A*	.50		
JAN-2 75	W'DEED		A*	4.00	*	63.26

This is unimproved ( ) improved (X) property, known as 4928 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 our hand s this 30th day of December, 19 74

WILSON-McCLURE CO.

BY: Lewis E. McClure
Lewis E. McClure

STATE OF TENNESSEE
Davidson County

BOOK 4879 PAGE 9

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lewis E. McClure

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 30th day of December 19 74

Commission expires 2-5-77

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 (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

WARRANTY DEED

FROM

WILSON-McCLURE CO., a partnership

TO

ISAIAH R. SPENCER, et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201