FORM NO. WD-1

BOOK 4890 PAGE 383

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,800.00

Winston M. Springer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 1975

Notary Public

MY COMMISSION EXPIRES: 1-26-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William E. Higgins, Attorney 338-46th Avenue No. Nashville
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Springer, EtUx (NAME)	Guaranty Mortgage Company (NAME)	Map 147-2
433 Bellengrath Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par. 123
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

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, Winston M. Springer and wife, ula F. Springer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Malloy Springer and wife Fairis Hight Springer

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 Lot 42 on the Plan of Elysician Par, of Record in Book 2331, Page 32, Register's Office for said County.

Said L0t 42 fronts 105.8 feet on the southerly side of Bellengrath Drive and runs back between lines, 269 feet on the easterly line and 240 feet on the westerly line, to a dead line in the rear on which it measures 109.4 feet.

Being the same property conveyed to Winston M. Springer and wife ula F. Springer by County Court Clerk's deed of Record in Book 4280, Page 13, Register's Office for said County.

This conveyance subject to restrictive covenants of Record in Book 2435, Page 360, Register's Office for said County. Further, as a part of the consideration herein, Grantees assume and agree to pay the unpaid balance of the original indebtedness of $15,000.00 secured by a Deed of Trust from Winston M. Springer, Et Ux, to Herschel Greer, Trustee, of REcord in Book_____, Page_____, Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 433 Bellengrath Drive (House Number) (Street) Nashville, Tennessee 37211 (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 18th day of February, 1975

Ula F. Springer, Winston M. Springer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named Winston M. Springer and wife ..ula F.Springer

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 18th day of February 19 75.

Commission expires January 26, 1976

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

Winston M. Springer Et Ux

TO

James Malloy Springer Et Ux

C 88027

IDENTIF. REFERENCE

FEB 19 11 08 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 19 75	CONV	13,800.00				
FEB 19 75	S'TAX		A*	35.88		
FEB 19 75	PR'FEE		A*	.50		
FEB 19 75	W'DEED		A*	4.00	*	40.38