This instrument prepared by : Lawrence D. Wilson, Attorney, North Harding Mall
BOOK 4958 PAGE 390 **WARRANTY DEED** mail Nashville, Tennessee 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Wilson, et ux	First Federal Savings	MAP 51-7
(NAME)	(NAME)	
1105 Saunders Avenue	Union at Fourth	Par 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of $10.00

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

Cash in hand paid by the Grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by the Grantees of the unpaid balance of an indebtedness in the original principal amount of $20,650.00 payable to First Federal Savings and Loan Association, and secured by a Deed of Trust executed by Buford D. Spurlock, and wife, to T. I. Holman, Trustee, of record in Book 4527, page 369, Register's Office for Davidson County, Tennessee. It is understood and agreed that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. I, Buford D. Spurlock, hereinafter called the Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said James Wilson, and wife, Mary hereinafter called the Grantees

their *(successors), heirs and assigns,*

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

Being Lot No. 32 on the plan of Pleasant Acres, Section IV, of record in Book 2133, page 121, Register's Office for said County.

Said Lot No. 32 fronts 100 feet on the east side of Saunders Drive and runs back 337.45 feet on the north line and 303.2 feet on the south line, to a dead line in the rear on which it measures 160.06 feet.

Being the same property conveyed to Buford D. Spurlock by Deed of Record in Book 4883, page 882, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,500.00

Subscribed and sworn to before me, this the 30th day of Sept., 19 75

Affiant

My commission expires: 11-17-74 (Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 1105 Saunders Avenue, Madison, Tennessee 37115
(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 Grantees,

their *(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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness my *hand* on *this* 30th *day of* September, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Buford D. Spurlock

Buford D. Spurlock

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lawrence D. Wilson, a Notary Public in and for said County and State, Buford O. Spurlock

the within named 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 September, 19 75.

Commission expires 11-17-76

D. WILSON NOTARY PUBLIC DAVIDSON

Notary Public

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.....

WARRANTY DEED

FROM

Buford D. Spurlock

TO

James Wilson, and wife

Mary Wilson

D 18429

IDENTIF. REFERENCE

OCT 3 12 42 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

OCT-3 75	CONV	31,500.00				
OCT-3 75	S'TAX		A*	81.90		
OCT-3 75	PR'FEE		A*	.50		
OCT-3 75	W'DEED		A*	4.00	*	86.40

Compliments of

Chicago Title Insurance Company
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NASHVILLE, TENNESSEE 37238