FORM NO. WD-1

Prepared by and ~~return~~ to:

Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 1975.

Notary Public

MY COMMISSION EXPIRES: 1-29-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joel Riggs and Company
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Joseph W. Spencer (NAME)	First Federal Savings & Loan (NAME)	118-13
917 Winston Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box (STREET ADDRESS)	206
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Waverly, Tennessee (CITY) (STATE) (ZIP)	Fd. Bk. 16DA 14640

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, Dean Ries Trathen and Brother, Daniel Kington Trathen, both single men

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Wayne Spencer and wife, Evelyn P. 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:

Being the westerly 52.5 feet of Lot No. 97 and the easterly 10 feet of Lot No. 98 on the Map of Woodmont Boulevard, Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County.

Said parts of said lots adjoin and front together 62.5 feet on the southerly side of Gen. John B. Hood Trail and run back between parallel lines 172 feet to a dead line.

Being the same property conveyed to Marie M. Trathen, Dean Ries Trathen and Daniel Kington Trathen by deed from James Ries Trathen of record in Book 4187, page 572, Register's Office for Davidson County, Tennessee, and to Dean Ries Trathen and Daniel Kington Trathen from Marie M. Trathen of record in Book _____, page ____, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 917 Winston Place, 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 hand s this 5th day of November 19 75

BY: Dean Ries Trathen BY: Daniel Kington Trathen

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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 Dean Ries Trathen and Daniel Kington Trathen

the bargainors, with whom I am personally acquainted, and who acknowledged that they are executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of November 19 75

Commission expires 1/29/78

Sandra G. Lowe
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
Dean Ries Trathen and Daniel Kington Trathen

TO
Joseph Wayne Spencer and wife, Evelyn P. Spencer

Prepared by and ~~Return~~ to:
Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

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IDENT'F. REFERENCE

Nov 7 8 50 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV-7[illegible]	CONV	31,500.00			
NOV-7[illegible] S'TAX			A*	81.90	
NOV-7[illegible] PR'FEE			A*	.50	
NOV-7[illegible]	W'DEED		A*	4.00	* 86.40