BOOK 5017 PAGE 921

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard B. Avery, III and wife, Carol S. Avery	First Federal Savings &	156-2
(NAME)	Loan Association	
649 Harpeth Knoll Road	236 Fourth Avenue, North	#19
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Nashville, TN 37219	9D-59916
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---

Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned

BETTY M. SPICER (WIDOW)

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

HOWARD B. AVERY, III and wife, CAROL S. AVERY
their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Harpeth Valley Park, Section 2, as of record in Book 3700, page 129, Register's Office for said County.

Said Lot No. 248 fronts 105 feet on the westerly side of Harpeth Knoll Road and extends back 201.8 feet on the northerly line and 213.8 feet on the southerly line to a dead line measuring 54.8 feet thereon.

Being the same property conveyed to Buford K. Spicer and wife, Betty M. Spicer, by deed from Hudson & Driver Construction Company of record in Book 4206, page 908, re-recorded in Book 4209, page 201, Register's Office for Davidson County, Tennessee, the said Buford K. Spicer having since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Subscribed and sworn to before me, this the 21st day of April, 1976

Affiant

My commission expires 4/27/77

(Affix Seal) Notary Public

This is improved ( ) unimproved (X) property, known as 649 Harpeth Knoll Road, Nashville, TN
(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

HOWARD B. AVERY, III and wife, CAROL S. AVERY
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,* except for 1976 taxes, restrictions of record in BK.3857,p.658;BK.4148,p.676, and plan of record in BK.3700,p.129.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* HOWARD B. AVERY, III and wife, CAROL S. AVERY
their

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

Witness my *hand* this 21st *day of* April, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Betty M. Spicer

Betty M. Spicer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5017 PAGE 922

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Betty M. Spicer

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 21st day of April, 19 76

Gail Pigg
Notary Public

Commission Expires 4/27/77

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.....

APR22'76 CONV 48,000.00
APR22'76 S'TAX B* 124.80
APR22'76 FEE B* .50
APR22'76 W'DEED B* 4.00 * 129.30

WARRANTY DEED

FROM
Betty M. Spicer
TO
Howard B. Avery, III et ux

D 45895

IDENTIF. REFERENCE

APR 22 2 45 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238