WARRANTY DEED

BOOK 5041 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry G. Spencer (NAME)	Larry G. Spencer (NAME)	Map 158
1745 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	2012 Galbraith Dr. (STREET ADDRESS)	Parcel 77
Brentwood, Tenn. 37027 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37215 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars *Dollars,*

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

W.P. Russell Sr. & W.P. Russell Jr. d/b/a Russell Homebuilders
hereinafter called the grantors,

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

Larry G. Spencer and wife Sharon H. Spencer

(successors), heirs and assigns,

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

Land in the 7th Civil District of Davidson County, Tennessee,
Being Lot #38 on the Plan of Laurelwood Subdivision, of record in Book 4460,
Page 121, said Register's Office for Davidson County, Tennessee, to which
plan reference is made for a more complete description.

Being a part of the same property conveyed to W.P. Russell Sr. and W.P. Russell Jr.,
d/b/a ~~Russell~~ Russell Homebuilders by deed from Charles M. Anderson and wife, Vance
W. Anderson and O.B. Hofstetter, Jr., Trustee, of record in Book 4559, Page 885,
Register's Office for Davidson County, Tennessee, and Book 185, Page 216, Register's
Office for Williamson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 30th day of June 19 76

W.P. Russell Sr. Affiant

My commission expires by Commission Expires Feb. 5, 1977 Notary Public

This is unimproved (X) improved ( ) property, known as 1745 Old Hickory Blvd. (House Number) (Street) Brentwood, Tennessee 37027 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. we do *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we do *further covenant and bind* ourselves, our *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 our *hand* S *this* 30th *day of* June, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W.P. Russell Sr.

W.P. Russell Jr.

d/b/a Russell Homebuilders

This deed was prepared by:
W.P. Russell Jr.
2012 Tyne Blvd.
Nashville, Tenn. 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.P. Russell Sr. & W.P. Russell Jr.

the within named bargainors, 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 30th day of June, 1976.

Notary Public

Commission expires My Commission Expires Feb. 5, 1977

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.....

JUL-2 76	CONV	18,000.00			
JUL-2 76 S'TAX			B*	46.80	
JUL-2 76 PR'FEE			B*	.50	
JUL-2 76	W'DEED		B*	4.00	* 51.30

D 5 6 6 7 5

TENNESSEE REFERENCE

JUL 2 12 21 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Russell Homebuilders

TO

Larry G. Spencer et.ux.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE