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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Johnny B Spicer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 19 76

Notary Public

MY COMMISSION EXPIRES: May 23, 1979

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny B. Spicer (NAME)	Mortgage Associates, Inc. (NAME)	27W-15640
1623 Sumner Street (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Map 83-6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30341 (CITY) (STATE) (ZIP)	Parcel 28

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, DANA G. ELLIS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNY B. SPICER AND WIFE, ROSELYN ANN SPICER

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:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "C" on the Map showing the resubdivision of certain lots of Weakley Place as of recordin Book 547, page 12, Register's Office of Davidon County, Tennessee, more fully described by a survey by John Kohl, dated March 26, 1976, as follows:

Said Lot fronts 50 feet on the north side of Sumner Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dana G. Ellis by deed from Frankie Pate and wife, Jane Pate of record in Book 5015, page 462, Register's Office for Davidson County, Tennessee.

In addition to the above described consideration, grantees expressly agree to assume the Deed of Trust held by David L. Shirmeyer, Trustee, of record in Book 5015, page 464, said Register's Office, securing $15,000.00 to Mortgage Associates, Inc., dated April 12, 1976.

This is unimproved ( ) improved (X) property, known as 1623 Sumner Street, 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 my hand this 8th day of July, 19 76

Dana G. Ellis

Dana G. Ellis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Diana Pardue, a Notary Public in and for said County and State, the within named Dana G. Ellis

the 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 8th day of July 19 76

Commission expires May 23, 1979

Diana Pardue
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

D 57380

WARRANTY DEED

FROM
Dana G. Ellis

TO
Johnny B. Spicer and wife,
Roselyn Ann Spicer

IDENTIF. REFERENCE

JUL 8 2 49 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

mail to:
Johnny Spicer
312 Chapel St.
Nashville, Tenn 372

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-8%	CONV	17,500.00		
JUL-8% S'TAX			B*	45.50
JUL-8% PR'FEE			B*	.50
JUL-8% W'DEED			B*	4.00 * 50.00