ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Larry D. McCormack, unmarried	John W. Murphree Company	15DA-37265
(NAME)	(NAME)	
1508 Hayden Drive	1283 Murfreesboro Road	72-16-211
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Nashville, Tennessee 37217	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN and no/100----------
----------($10.00)---------- DOLLARS
cash and other good and valuable consideration, the receipt of which is hereby acknowledged,

James Warren Spears and wife, Shirley L. Spears,

have bargained and sold, and by these presents do transfer and convey unto the said Larry D. McCormack, unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 46 on the Plan of Porter Heights, Part 2, of record in Book 1424, Page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 80 feet on the westerly side of Hayden Drive and runs back between parallel lines 160 feet to a dead line.

Being the same property vested in James Warren Spears by deed of record in Book 3988, Page 471, and by Divorce Decree 70519, a certified copy being of record in Book 4942, Page 977, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 1508 Hayden Drive (House Number) (Street)
Nashville, Tennessee 37206 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 9th day of August, 19 76.

James Warren Spears
James Warren Spears

Shirley L. Spears
Shirley L. Spears

BOOK 5056 PAGE 105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named James Warren Spears and wife, Shirley L. Spears,

the bargainor s, 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 9th day of August, 19 76.

My commission expires November 10, 1979 Notary Public Betty N. Todd

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,800.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Larry D. McCormack

Sworn to and subscribed before me
this 9th day of August, 19 76.

My commission expires November 10, 1979 Notary Public Betty N. Todd

This instrument was prepared by:

John W. Murphree Company, 1283 Murfreesboro Road, Nashville, Tennessee 37217

Name	Address

AUG 11 76 CONV 24,800.00
AUG 11 76 S TAX B* 64.48
AUG 11 76 PR FEE B* .50
AUG 11 76 W DEED B* 4.00 * 68.98

WARRANTY DEED

FROM James Warren Spears Et Ux

TO Larry D. McCormack, unmarried

D 6 2 6 7 5

IDENTIF. REFERENCE

AUG 11 '76

FELIX E. [illegible]
DAVIDSON [illegible] REGISTER

Please return to:
John W. Murphree Company
1283 Murfreesboro Road
Nashville, Tennessee 37217

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219