BOOK 5059 PAGE 364 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,900.00

Phillip E. Sweatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 19 76

Notary Public

MY COMMISSION EXPIRES: June 7, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 507 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip E. Sweatt et ux (NAME)	The Lomas & Nettleton Company (NAME)	72-13-76
1013 McClurkin Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

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, Robert J. Spencer and wife, Betty J. Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip E. Sweatt and wife, Johnnie L. Sweatt

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. 89 on the Plan of Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for said County.

SAID Lot No. 89 fronts 50 feet on the northerly side of McClurkan Avenue and runs back between parallel lines 155 feet to an alley.

BEING the same property conveyed to Robert J. Spencer and wife, Betty J. Spencer by deed from Minnie L. Parnell, a widow, of record in Book 4489, page 86, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Unimproved ( )
This is improved (X) property, known as 1013 McClurkin Avenue, Nashville, Tennessee 37206
(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 18th day of August, 19 76

ROBERT J. SPENCER

BETTY J. SPENCER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Spencer et ux Betty J. Spencer

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 18th day of August, 1976

Commission expires June 7, 1980

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

WARRANTY DEED

FROM

ROBERT J. SPENCER ET UX

TO

PHILLIP E. SWEATT ET UX

D 6 4 1 0 1

IDENTIF. REFERENCE

AUG 20 9 45 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

[illegible]G20%	CONV	13,900.00			
[illegible]G20%S'TAX			B*	43.94	
[illegible]G20%FR'FEE			B*	.50	
[illegible]G20%	W'DEED		B*	4.00	* 48.44

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.