WARRANTY DEED

BOOK 5073 PAGE 966

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

James N. Judd Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: 7/31/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Spurgeon, Jr. (NAME)	SAME (NAME)	95-11
2405 Woodberry Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	154 pad
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	(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, Bertha A. Judd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Spurgeon, Jr. and wife, Georgia R. Spurgeon

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. 41 on the Plan of Merry Oaks Subdivision, Section 2, of record in Book 2133, page 8, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly boundary of Woodberry Drive being the common corner of Lots Nos. 40 and 41; thence with the line between said lots southwardly 173 feet to a point in the northern boundary of Lot No. 52; thence eastwardly 88.1 feet to point being the common corner of Lots Nos. 41 and 42; thence with the line between said lots northwardly 179.3 feet to the southerl margin of Woodberry Drive; thence with the southerly margin of said Drive westwardly 88 feet to the point of beginning.

Being the same property conveyed to Bertha A. Judd by deed from C.E. Elrod and wife, Elaine C. Elrod, of record in Book 2297, page 327, Said Register's Office.

This is unimproved ( ) improved (✓) property, known as 2405 Woodberry Drive, Nashville, Tenn. 37214
(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~~ this 28th day of July, 1976

Bertha A. Judd

Notary Public
My Commission Expires 7/31/78

BOOK 5073 PAGE 967

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bertha A. Judd

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, TN. this 28th day of July, 19 76

Commission Expires 7/31/78

Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

D 70566

IDENTIF. REFERENCE

SEP 30 4 06 PH '76

REGISTER
DAVIDSON CO., TENN.

SEP 30 76	CONV	35,000.00			
SEP 30 76	S'TAX		B*	91.00	
SEP 30 76	PR'FEE		B*	.50	
SEP 30 76	W'DEED		B*	4.00	* 95.50

WARRANTY DEED

FROM
Bertha A. Judd

TO
William Spurgeon, Jr. et ux

TITLE INSURED BY: POLICY NUMBER:

Title Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York