This instrument prepared by: William G. Womack, Esq.
2325 Crestmoor Road
Nashville, Tenn. 37215

BOOK 5074 PAGE 76

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald K. Smothers	Donald K. Smothers	090-15-0
(NAME)	(NAME)	
451 Capri Drive	Same	138.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ..... *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated October 20, 1972, and filed for record October 20, 1972, in the office of the recorder of deeds of Davidson County, Tennessee in Book 4649, Page 483, and note of even date thereby secured, in the original principal amount of $18,900.00 payable to Guaranty Mortgage Company of Nashville, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Jerry D. Spencer & Michele D. Spencer under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above

have this day bargained and sold, and do hereby transfer and convey unto the said Donald K. Smothers mentioned.

(unmarried)

his *(successors), heirs and assigns,*

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

LAND in Davidson County, Tennessee, being Lot No. 1150 on the Plan of Charlotte Park, Section 16, as of record in Book 3300, page 97, Register's Office for said County.

SAID Lot No. 1150 fronts 89.3 feet on the westerly side of Capri Drive and runs back 151.7 feet on the northerly line and 146.8 feet on the southerly line, to a broken line at the rear measuring 31 feet thereon.

BEING the same property conveyed to Jerry D. Spencer and wife, Michele Diane Spencer by deed from Carl Osbourne Fletcher and wife, Ruth Fletcher and being recorded in Book 4649, Page 481 R.O.D.C.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 38,678.56

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

Affiant Jerry D. Spencer

My commission expires: Nov. 10, 1976 (Affix Seal)

Notary Public William G. Womack

This is { unimproved ( ) / improved (X) } property, known as 451 Capri Drive, (House Number) (Street) Nashville, Tennessee 37209 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

Donald K. Smothers

(successors), heirs and assigns forever, we *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.* except as appears of record

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald K. Smothers, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 30th *day of* September, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JERRY D. SPENCER — Jerry D. Spencer

MICHELE D. SPENCER — Michele D. Spencer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William G. Womack, *a Notary Public in and for said County and State,* Jerry D. Spencer and wife, Michele D. Spencer

the within named bargainor....., 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* 30 *day of* September, *19* 76.

William G. Womack, *Notary Public*

Commission expires Nov. 10, 1976

WILLIAM G. WOMACK NOTARY PUBLIC EXPIRES 11-10-76 DAVIDSON ILLINOIS TENN.

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.....

OCT-1[illegible]	CONV	30,078.56			
OCT-1[illegible]	S'TAX		B*	78.26	
OCT-1[illegible]	PR'FEE		B*	.50	
OCT-1[illegible]	W'DEED		B*	4.00	* 82.76

D 70642

IDENTIF. REFERENCE

OCT 1 10 24 AM '76

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

WARRANTY DEED

FROM Jerry D. Spencer, et. ux.

TO Donald K. Smothers

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238