THIS INSTRUMENT PREPARED BY

David B. Herbert

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 5076 PAGE 859

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
71-1-121	Mr/Mrs Louis Spencer 2428 Monticello Drive Nashville, Tenn.	Collateral Investment Co. 2233 4th Ave. North Birmingham, Alabama 35203
FIELD BOOK NUMBER(S) 3DA-21125	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MABLE MURPHY and LINDA GARRETT, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LOUIS SPENCER and wife, VERBIE A. SPENCER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29 on the Revised Plan of Section One, First Addition to Trinity Hills Village, as of record in Book 4175, page 92.

Said Lot No. 29 fronts 58 feet on the southerly margin of Monticello Drive and extends back 116.8 feet on the westerly line and 94.3 feet on the easterly line, to a broken line in the rear measuring 78.4 feet thereon.

Being the same property conveyed to Mable Murphy and Linda Garrett, by deed from Trinity Hills Village, Inc., as of record in Book 4415, page 703.

This conveyance is made subject to restrictions of record in Book 4326, page 653.

OCT12'76	CONV	17,800.00			
OCT12'76	S'TAX		B*	46.28	
OCT12'76	PR'FEE		B*	.50	
OCT12'76	W'DEED		B*	4.00	* 50.78

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1976 taxes which have been prorated and assumed by Grantees

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of September, 1976.

Mable Murphy
Mable Murphy

Linda Garrett
Linda Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mable Murphy and Linda Garrett, both unmarried 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, the 27 day of September, 1976.

Douglas A. Brace
Notary Public

My commission expires: 4-23-78

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 17,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 1976

MY COMMISSION EXPIRES: 8-20-78 (AFFIX SEAL)

Mary Ann Kelley
Notary Public

WARRANTY DEED
DBH:mas

FROM
MABLE MURPHY, ET AL

TO
LOUIS SPENCER AND WIFE

D 71835

IDENTIF. REFERENCE

OCT 12 9 31 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public