This instrument prepared by:
Joe Pitt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5083 PAGE 872

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Williams Spence, et ux (NAME)	SAME (NAME)	Map 147-1
616 Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 192
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	600-18425

FOR AND IN CONSIDERATION of the sum of Thirty-Three Thousand Five Hundred and no/100----- ----------($33,500.00)---------- *Dollars,* cash in hand paid by John Williams Spence and wife, Evelyn M. Spence the receipt of which is hereby acknowledged,

I, Nellie Burnette, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said John Williams Spence and wife, Evelyn M. Spence their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 272 on the Plan of Caldwell Hall, as of record in Book 2900, page 96, Register's Office for said County. Said Lot No. 272 fronts 80 feet on the north side of Harding Place, and runs back 168.8 feet on the west line and 170.8 feet on the east line, to a dead line on which it measures 80 feet.

Being the same property conveyed to Nellie Burnette, by deed from J. M. Medlin & Company, a Tennessee Corporation, of record in Book 3338, page 183, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities along the north rear line of premises, a 50-foot building setback line from Harding Place, and conditions of owner's certificate, as shown on plan of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in Book 3097, page 407, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 33,500.00

Subscribed and sworn to before me, this the 1st day of November 19 76

Affiant John W. Spence

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Evelyn Gates

This is unimproved ( ) improved (X) property, known as 616 Harding Place (House Number) (Street) Nashville, Tennessee 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 John Williams Spence and wife, Evelyn M. Spence their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* John Williams Spence and wife, Evelyn M. Spence their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 1st *day of* November, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nellie Burnette

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Nellie Burnette, unmarried

the within named 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, Tennessee, this 1st day of November, 1976.

Mary Emery
Notary Public

Commission expires 4/21/80

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 .....

[illegible]-76	DSRV	33,000.00		
[illegible]-76	STAX		3*	27.10
[illegible]-76	FEE		3*	.50
[illegible]-76	DEED		3*	[illegible] * 31.60

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN [illegible]
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Nellie Burnette

TO
John Williams Spence, et ux

D 75157

IDENTIF. REFERENCE

Nov 1 2 48 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238