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BOOK 5088 PAGE 234

FORM NO. WD-1

IDENTIFICATION REFERENCE

NOV 16 2 19 PM '76

REGISTER
DAVIDSON CO., TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

James Edward Spence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 76.

Notary Public

MY COMMISSION EXPIRES: March 31, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law
NAME Address Building, Nashville, Tenn

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Edward Spence (NAME) | Fidelity Federal Savings and Loan Assoc. (NAME) | 127 |
| Rt. 1 Newsom Station Rd. (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 34 |
| Nashville, Tennessee 37082 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (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, Kenneth Drake and wife, Betty Foster Drake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Spence and wife, Marla K. Spence

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 the 9th, formerly 14th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Subdivision of the Joseph M. Newsom Lands, of record in Plan Book 1, page 25, Chancery Court at Nashville, and described as follows:

Beginning at a point 650 feet east of the easterly margin of the Newsom Station Road and on the line between Lots 5 and 2; thence continuing easterly and in a straight line 200 feet to a point, the northeast corner of the Lottie Walker Hutton property; thence at right angles and with the Lottie Walker Hutton line 286 feet southerly and parallel to the Newsom Station Road, being the southeast corner of the Lottie Walker Hutton property; thence at right angles and with Lottie Walker Hutton's south line 200 feet to a point; thence at right angles and parallel with the said easterly margin of the same Newsom Station road 278.9408 feet, more or less, to the point of beginning, and containing 1.29 acres, more or less.

Being the same property conveyed to Kenneth Drake and wife, Betty Foster Drake, by deed from Lottie Walker Hutton, a widow, of record in Book 3133, page 529, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a permanent right of way of easement of record in Book 3133, page 529, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as Rt. 1 (House Number) Newsom Station Road (Street) Nashville, Tenn (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 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 unincumbered, 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 hands this 15th day of December, 19 76

Kenneth Drake

Betty Foster Drake

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Drake and wife, Betty Foster Drake

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 15th day of November 19 76.

Commission expires March 21, 1979

Jo Ann Smith
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

111538-3

**WARRANTY DEED**

**FROM**

Kenneth Drake and wife,

Betty Foster Drake

**TO**

James Edward Spence and wife,

Marla K. Spence

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

| | | | | | |
|---|---|---|---|---|---|
| NOV16 76 | CONV | 25,500.00 | | | |
| NOV16 76 | S'TAX | | B* | 66.30 | |
| NOV16 76 | PR'FEE | | B* | .50 | |
| NOV16 76 | W'DEED | | B* | 4.00 | * 70.80 |

**Attorneys Title Company**
Titles Guaranteed
NASHVILLE, TENN.