WARRANTY DEED

BOOK 5089 PAGE 423

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23700.00

x Douglas L. Pillow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 1976.

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 11-7-79
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
Law offices of J. K. Woodard, 223 Madison St., Madison, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Lee Pillow et ux (NAME)	First Federal S. & L. (NAME)	Map 90-12
602 Westboro Road (STREET ADDRESS OR ROUTE NUMBER)	436 4th Ave. N. (STREET ADDRESS)	Par. 213
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (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, Melvin T. Spears and wife, Demetria M. Spears,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Lee Pillow and wife, Sheila C. Pillow,

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:

Being Lot No. 41 on the Plan of Westboro, Section 2, as of record in Book 1424, page 60, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Melvin T. Spears and wife, Demetria M. Spears, by deed from James E. Noles and wife, Carolyn N. Noles, of record in Book 4558, page 515, Register's Office for Davidson County, Tennessee.

It is understood by the parties that part of the consideration for this conveyance is the assumption by the grantees of a Deed of Trust of record in Book 4558, page 517 said Register's Office.

The grantees further hereby assume the obligation of Melvin T. Spears and wife, Demetria M. Spears, 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 mentioned.

This is unimproved ( ) improved (X) property, known as 602 Westboro Road, Nashville, Tennessee
(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 our hand s this 17th day of November, 1976

Melvin T. Spears Demetria M. Spears

MELVIN T. SPEARS DEMETRIA M. SPEARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin T. Spears and wife, Demetria M. Spears,

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, Tenn. this 17th day of November, 1976

Commission Expires 11-7-79 Charles P. Cron, Notary Public

CHARLES P. CRON NOTARY PUBLIC AT LARGE STATE OF TENN.

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 77805

T
IDENTIF. REFERENCE

Nov 19 10 02 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

NOV 19 76	CONV	23,780.00		
NOV 19 76	S TAX		B* 61.88	
NOV 19 76	PR FEE		B* .50	
NOV 19 76	W DEED		B* 4.00	* 66.38

WARRANTY DEED

FROM
Melvin T. Spears et ux

TO
Douglas Lee Pillow et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York