THIS INSTRUMENT PREPARED BY: A. B. NEIL, JR., ATTORNEY, 1113 UNITED AMERICAN BANK BUILDING, NASHVILLE, TENNESSEE 37219.

WARRANTY DEED

BOOK 5104 PAGE 352

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew J. Spurgeon (NAME)	Same (NAME)	
313 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	116-11
Nashville, Tennessee 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	50 pd

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- *Dollars,* ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, LANNIE W. NEAL, JR. and wife, LOUISE NEAL,

have this day bargained and sold, and do hereby transfer and convey unto the said ANDREW J. SPURGEON and wife, CAROLYN A. SPURGEON, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 1 on the Plan of the Resubdivision of Lot No. 24, Plan of Pendleton & Blair's Subdivision of Lynwood Park, said resubdivision is of record in Book 4675, page 109, Register's Office for said County, and is more particularly described as follows:

Said Lot No. 1 fronts 140 feet on the westerly side of Lynwood Blvd. and runs back between lines on the south side 363.2 feet and a broken line on the north side measuring 413.5 feet to a line in the rear, measuring 46.8 feet.

Being the same property conveyed to Lannie W. Neal, Jr. and wife, Louise Neal, by deed from Lucile Johnson Nelson, of record in Book 4845, page 156, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 163,750.00

Affiant

Subscribed and sworn to before me, this the 5th day of January 19 77

Notary Public

My commission expires: November 10, 1979
(Affix Seal)

NOTARY PUBLIC TODD COUNTY, KY.

This is unimproved ( ) improved (X) property, known as 313 Lynwood Boulevard, Nashville, Tennessee 37205
(House Number) (Street) 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 ANDREW J. SPURGEON and wife, CAROLYN A. SPURGEON their 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 taxes which are to be prorated and assumed by the grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said ANDREW J. SPURGEON and wife, CAROLYN A. SPURGEON, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 5th day of January, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lannie W. Neal, Jr.

Louise Neal

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, Lannie W. Neal, Jr. and wife, Louise Neal,

the within named bargainors, 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 5th day of January, 19 77.

Betty N. Todd
Notary Public

Commission expires November 10, 1979

BETTY N. TODD NOTARY PUBLIC LAGE STATE OF TENNESSEE

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.....

WARRANTY DEED

FROM

Lannie Neal et ux

TO

Andrew J. Spurgeon et ux

Please return to:
John W. Murphree Company
1283 Murfreesboro Road
Nashville, Tennessee 37217

JAN 10 77	CONV	90,000.00			
JAN 10 77	CONV	73,750.00			
JAN 10 77	S'TAX		B*	425.62	
JAN 10 77	PR'FEE		B*	.50	
JAN 10 77	W'DEED		B*	4.00	* 430.12

D 84481

IDENTIFICATION REFERENCE

JAN 11 1 28 PM '77

FEE DAVIDSON COUNTY, TENN. REGISTER

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE