This instrument prepared by:
DAVID [illegible]

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[illegible] & Crawford
[illegible] Floor, L. & C. Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-3-94	Mr/Mrs James R. Spivey	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 93039
8DA-34174	604 Landau Drive	PROPERTY IS [X] 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), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

EDWARD J. MINERIK AND WIFE, JESSIE L. MINERIK,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES R. SPIVEY AND WIFE, JUDY SPIVEY

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. 1344 on the Plan of Charlotte Park, Section 18, as of record in Book 3600, pages 51 and 52, Register's Office for Davidson County, Tennessee.

Said Lot fronts 72 feet on the north side of Landau Drive and runs back 146.6 feet on the east line and 106.5 feet on the west line to a broken line in the rear on which it measures 131.4 feet.

Being the same property conveyed to Edward J. Minerik and wife, Jessie L. Minerik by deed from Danny J. Burns, unmarried of record in Book 5054, page 734.

This conveyance is made subject to restrictions of record in Book 3765, page 130.

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.

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 9th day of February, 1977.

Edward J. Minerik
EDWARD J. MINERIK

Jessie L. Minerik
JESSIE L. MINERIK

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Edward J. Minerik and wife, Jessie L. Minerik 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 9th day of February, 1977.

Douglas A. Brace
Notary Public

My commission expires: 4/23/78

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 1977

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

D 88930

IDENTIF. REFERENCE

FEB 10 2 06 PM '77

FELIX P. ALLEN, REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM EDWARD J. MINERIK AND WIFE, JESSIE L. MINERIK

TO JAMES R. SPIVEY AND WIFE, JUDY SPIVEY

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

FEB 10 77 CONV 35,000.00
FEB 10 77 S'TAX $* 21.00
FEB 10 77 REGISTER FEE $* .50
FEB 10 77 DEED $* 4.00 * 95.50

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