This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

(CORPORATE FORM)

BOOK 5142 PAGE 474

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Spence, et ux (NAME)	SAME (NAME)	Map 145-3
1118 Overton Lea Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 54
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)----------*Dollars,*
cash in hand paid by Michael Spence and wife, Martha J. Spence and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Harding College, Inc., an Arkansas Corporation, *has bargained and sold, and does hereby transfer and convey unto the said*
Michael Spence and wife, Martha J. Spence,
their *(successors), heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 12 of Block "B" on the Map of Lealand Manor, Revised, described according to a survey made by Lewis D. Justice, Surveyor, October 10, 1945, as follows:

Beginning in the northerly margin of Overton Lea Road at the common corner of Lots Nos. 11 and 12; thence with the line of said lots, northwardly 551.9 feet to the southerly line of Lot No. 4; thence with the southerly line of Lot No. 4, westwardly 250 feet to a point in the southerly line of Lot No. 3, said point also being the common corner of Lots Nos. 12 and 13; thence with the line between said two lots, southwardly 519.5 feet to the northerly margin of Overton Lea Road; thence with the northerly margin of said Road, eastwardly 260 feet to the point of beginning.

Being the same property, a life estate reserved by the grantors, conveyed to Harding College, Inc., by deed from E. A. Bergstrom and wife, Mary W. Bergstrom, of record in Book 4387, page 268, Register's Office for said County, the said E. A. Bergstrom and Mary W. Bergstrom having since died.

This conveyance is made subject to a 100-foot setback line from Overton Lea Road and a 10-foot easement for public utilities along the rear line of premises, as shown on a survey by Lewis D. Justice, Oct. 10, 1945; a 6-foot easement for a bridle path, in Book 1333, page 181; and restrictive covenants of record in Book 1081, page 643, and Book 1333, page 181, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me, this the 2nd day of May 1977.

Affiant

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

Notary Public

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 1118 Overton Lea Road, Nashville, Tennessee
(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
Michael Spence and wife, Martha J. Spence,
their *(successors),*
heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for 1977 taxes which are prorated and assumed by the purchasers.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
Michael Spence and wife, Martha J. Spence, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness its *hand* *this* 2nd *day of* May, 1977, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HARDING COLLEGE, INC.

By: Billy Ray Cox
Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary Ensey, a Notary Public of the State and County aforesaid, personally appeared Billy Ray Cox with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Harding College, Inc., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President

Witness my hand and seal, at office in Nashville, Tennessee this 2nd day of May, 19 77

Mary Ensey
Notary Public

Commission expires 4/21/80

MARY ENSEY NOTARY PUBLIC DAVIDSON COUNTY TENN.

MAY-27 77	CONV	90,000.00			
MAY-27 77	CONV	35,000.00			
MAY-27 77	S'TAX		B*	325.00	
MAY-27 77	PR'FEE		B*	.50	
MAY-27 77	W'DEED		B*	4.00	* 329.50

WARRANTY DEED

FROM
Harding College, Inc., an Arkansas Corporation

TO
Michael Spence, et ux

E01587

IDENTIF. REFERENCE

MAY 27 1 38 PM '77

REGISTER

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

PLEASE RETURN TO
HARDING COLLEGE
MAIL TO: CHICAGO TITLE INS. CO.
ATTN: ESCROW DEPT. 8TH FLR.
ADDRESS