BOOK 5149 PAGE 124

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Spencer	Robert Spencer	
(NAME)	(NAME)	162-6
243 Townes Dr.	243 Townes Dr.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	330
Nashville, Tn. 37211	Nashville, Tn. 37211	Pad
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4846, page 294, Register's Office for Davidson County, Tennessee.

William H. Smithson & Sons, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert Spencer and wife, Betty Spencer,

their (~~successors~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 127 Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for more particular description thereof.

Being the same property conveyed to William H. Smithson & Sons, Inc. by deed from Fred A. Godfrey and wife, Merry S. Godfrey of record in Book 5046, page 518, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson } The actual consideration or value whichever is greater, for this transfer is $ 32,600

Subscribed and sworn to before me, this the 4th day of March 19 77

Affiant Robert D. Spencer

My commission expires: 4/26/80 (Affix Seal)

Notary Public Lucille Frucker

NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as ..... (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

Robert Spencer and wife, Betty Spencer,

their (~~successors~~),

heirs and assigns forever. It covenant that it is 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 as noted above.

It further covenant and bind itself, its successors ~~and assigns~~ and representatives, to warrant and forever defend the title to said real estate to said

Robert Spencer and wife, Betty Spencer, their

~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 4th day of February 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.

NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

This Instrument Was Prepared By
Phillip Landon
Of The Law Firm Pedigo & Landon
Stahlman Building: Nashville, Tennessee

WILLIAM H. SMITHSON & SONS, INC.
BY: William H. Smithson
William H. Smithson, President

BOOK 5149 PAGE 125

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

Personally appeared before me, Lucille Fourakre, a Notary Public in and for said County and State, Robert Spencer & Betty Spencer (wife)

the within named 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 Franklin Tennessee, this 4th day of March, 19 77.

Lucille Fourakre Notary Public

Commission expires 4/26/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Lucille Fourakre, a Notary Public of the State and County aforesaid, personally appeared William H. Smithson with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the William H. Smithson & Sons, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President

Witness my hand and seal, at office in Franklin Nashville, Tennessee, this 4th day of February March, 19 77.

Lucille Fourakre Notary Public

Commission expires 4/26/80

MAY 19 77 CONV 32,600.00
MAY 19 77 S'TAX B* 84.76
MAY 19 77 PR'FEE B* .50
MAY 19 77 W'DEED B* 4.00 * 89.26

WARRANTY DEED

FROM

WILLIAM H. SMITHSON & SONS, INC.

TO

ROBERT SPENCER, ET UX

E 04588

IDENTIF. REFERENCE

MAY 19 1 52 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

~~PREPARED~~ & ~~PAID~~ BY