BOOK 5152 PAGE 498

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas G. Garner and wife, Catherine H. Garner	Fidelity Federal Savings & Loan Association	131-7
(NAME) 4511 Glendale Place	(NAME) 401 Union Street	#34
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	16D,A-28950 Pd
(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 consideration, the receipt of which is hereby acknowledged, we, the undersigned

JAMES T. SPENCER and wife, ANN M. SPENCER

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

DOUGLAS G. GARNER and wife, CATHERINE H. GARNER
their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lone Oak Heights, as of record in Book 1424, page 2, Register's Office for said County.

Said Lot fronts 95 feet on the westerly side of Glendale Place and extends back 216.5 feet on the northerly line and 229.2 feet on the southerly line to a dead line and measures 100 feet thereon.

Being the same property conveyed to James T. Spencer and wife, Ann M. Spencer, by deed from Clyde A. Myatt, unmarried, of record in Book 4435, page 280, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Subscribed and sworn to before me, this the 27th day of May 19 77

Affiant Douglas G. Garner

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is improved X / unimproved ( ) property, known as 4511 Glendale Place (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

DOUGLAS G. GARNER and wife, CATHERINE H. GARNER
their

(successors), 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 for 1977 taxes; restrictions in BK.1488,p.131 plan of record in BK.1424,p.2; easement in BK.4110,p.718.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* DOUGLAS G. GARNER and wife, CATHERINE H. GARNER
their

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

Witness our hands *this* 27th *day of* May, 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.*

James T. Spencer Ann M. Spencer

2125 300

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, James T. Spencer and wife, Ann M. Spencer

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 27th day of May, 19 77.

Gail Pigg
Notary Public

Commission expires 2/23/81

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.....

CO 43 000.00	MO
WD 4.00	MS
TD	ST 111.80
CC	ST
MR	PF 50
UCC	TOTAL 116.30

E 06084

IDENTIF. REFERENCE

MAY 27 3 29 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

560 377-3

WARRANTY DEED

FROM

James T. Spencer et ux

TO

Douglas G. Garner et ux

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238