This Instrument Prepared By:
MORROW, ALBERS, CLARK & BALTIMOR
Richard R. Clark
3221 Nolensville Road
Nashville, Tennessee 37211

BOOK 5155 PAGE 571

WARRANTY DEED

F 38 V

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
JAMES T. SPENCER, et ux	First Federal Savings & Loan	6DU-38010
(NAME)	(NAME)	
5217 Stallworth Drive	Union Street at Fourth Avenue	160-4-80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Forty-three Thousand Five Hundred and 00/100 ($43,500.00) ---------- *Dollars,*

I, Elizabeth C. Yoest,

have this day bargained and sold, and do hereby transfer and convey unto the said James T. Spencer and wife, Ann M. Spencer

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 1113 on the plan of Brentwood Hall, Section XI, as of record in Book 2331, page 134, Register's Office for said County.
Said Lot No. 1113 fronts 80 feet on the easterly side of Stallworth Drive and runs back between lines, 242.9 feet on the northerly line and 252.5 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 107.4 feet on said dead line.

BEING the same property conveyed to R. E. Yoest and wife, Elizabeth C. Yoest by Warranty Deed from Theodore B. Matson and wife, Irmgard Matson, of record in Book 2809, page 600.

R. E. Yoest having since deceased

This conveyance is made subject to restrictive covenants of record in Book 2543, page 155, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $43,500.00

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

Affiant Bobbie Mathis

My commission expires: 8-13-80 (Affix Seal)

Notary Public Dorothy A Wilson

NOTARY PUBLIC WILSON COUNTY, TENNESSEE LARGE

This is improved (X) unimproved ( ) property, known as 5217 Stallworth Drive (House Number) (Street) Nashville, Tenn. 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 James T. Spencer and wife, Ann M. Spencer

their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James T. Spencer and wife, Ann M. Spencer,

their

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

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

Elizabeth C. Yoest

ELIZABETH C. YOEST

BOOK 5155 PAGE 572

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Elizabeth C. Yoest

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 2nd *day of* June, *19*77

Commission expires 8-13-80 Dorothy A. Wilson *Notary Public*

DOROTHY A. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 .....

JUN-6 77 CONV 43,500.00
JUN-6 77 S'TAX B* 113.10
JUN-6 77 PR'FEE B* .50
JUN-6 77 W'DEED B* 4.00 * 117.60

WARRANTY DEED

FROM

Elizabeth C. Yoest

TO

James T. Spencer and wife,

Ann M. Spencer

E 07483

IDENTIF. REFERENCE

JUN 6 2 48 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238