BOOK 5101 PAGE 303

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42800 —

† E. E. Cope
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 1977

Notary Public

MY COMMISSION EXPIRES: 11-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TRABER & ROBINSON, ATTYS. 107 DONELSON PIKE, NASHVILLE, TENN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELMER EUGENE COPE (NAME)	GUARANTY MORTGAGE CO. (NAME)	MAP 94-8
244 CLOVERNOOK DR. (STREET ADDRESS OR ROUTE NUMBER)	FIRST AMERICAN CENTER (STREET ADDRESS)	PAR. 52
NASHVILLE, TN., 37214 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN. 37219 (CITY) (STATE) (ZIP)	mp

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES B. SPRUILL AND WIFE, FRANCES MCMANUS SPRUILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELMER EUGENE COPE AND WIFE, DORA SUE JONES COPE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 71 ON THE PLAN OF CLOVER NOOK, AS OF RECORD IN BOOK 2900, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 71 FRONTS 120.0 FEET ON THE SOUTHERLY SIDE OF CLOVERNOOK DRIVE AND EXTENDS BACK 342.0 FEET ON THE WESTERLY LINE AND 332.7 FEET ON THE EASTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 121.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO JAMES B. SPURILL AND WIFE, FRANCES MCMANUS SPRUILL BY DEED FROM RIDGELAWN HOMES, INC. OF RECORD IN BOOK 3980, PAGE 704 , REGISTER'S OFFICE FOR SAID COUNTY.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 3980, PAGE 706, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED OT THE GRANTEES, AS IS THE HAZARD INSURANCE.

unimproved ( )
This is improved ( ) property, known as 244 CLOVERNOOK DRIVE NASHVILLE, TN 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR hand S this 17th day of JUNE, 1977

James B Spruill

Frances McManus Spruill

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

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STATE OF TENNESSEE
Davidson County

BOOK 5161 PAGE 510

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES B. SPRUILL AND WIFE, FRANCES MCMANUS SPRUILL

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 17th day of JUNE, 1977

Commission expires 11-12-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JAMES B. SPRUILL ET UX

TO
ELMER EUGENE COPE ET UX

E 10012

IDENTIF. REFERENCE

JUN 20 2 32 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

JUN20 77	CONV	42,800.00			
JUN20 77	S'TAX		B*	111.28	
JUN20 77	PR'FEE		B*	.50	
JUN20 77	W'DEED		B*	4.00	* 115.78