ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lucian D. Spencer and wife	Lomas & Nettleton Company	52-2
(NAME)	(NAME)	
720 Yowell Avenue	3200 Pacific Ave., P. O. Box 1026	Parl. 35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Va. Beach, Va. 23451	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 - - - - - - - -
Ten and No/100 - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Lucian D. Spencer and wife, Edannah Fay Spencer, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated October 30, 1975, and filed for record November 5, 1975, in Book 4968, page 603, Register's Office for Davidson County, Tennessee, and note of even date thereby secured, in the original principal amount of $19,850.00, payable to Tennessee Housing Development Agency in care of Lomas & Nettleton Company, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.
The grantee further hereby assumes the obligations of Michael Glenn Cornwell and wife, Sheila P. Cornwell, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness, above mentioned; we

MICHAEL GLENN CORNWELL AND WIFE, SHEILA P. CORNWELL
have bargained and sold, and by these presents do transfer and convey unto the said

LUCIAN D. SPENCER AND WIFE, EDANNAH FAY SPENCER
the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in
County, State of Tennessee, described as follows:

Being the easterly 1/2 of Lot No. 16 and all of Lot No. 17 of Block F, on the Revised Plan of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 and all of Lot No. 17 front together 75 feet on the southerly side of Yowell Avenue, and runs back between parallel lines 145 feet to a dead line in the rear.

Being the same property conveyed to Michael Glenn Cornwell and wife, Sheila P. Cornwell, by deed from Georgia Ann Davenport and Mary Ruth Davenport, of record in Book 4968, page 601, Register's Office for Davidson County, Tennessee.

JUL-77	CONV	23,500.00		
JUL-77	S'TAX		B* 61.10	
JUL-77	PR'FEE		B* .50	
JUL-77	W'DEED		B* 4.00	* 65.60

unimproved ( )
This is improved (X) property, known as 720 (House Number) Yowell Avenue (Street)
(P. O. Address) Madison, Tennessee (City or Town) 37115 (Zip Code)

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.

Whenever 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 hands this 5th day of July, 19 77.

Michael Glenn Cornwell

Sheila P. Cornwell

BOOK 5168 PAGE 300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Glenn Cornwell and wife, Sheila P. Cornwell

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 Madison, Tennessee, this 5th day of July, 1977.

My commission expires August 20, 1979 Notary Public Lloyd W. Pate

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 23,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lucian D. Spencer

Sworn to and subscribed before me this 5th day of July, 1977.

My commission expires August 20, 1979 Notary Public Lloyd W. Pate

This instrument was prepared by:
Frank P. Reynolds, Attorney, 216 Third Avenue, North, Nashville, Tennessee 37201
Name Address

WARRANTY DEED

FROM MICHAEL GLENN CORNWELL AND WIFE, SHEILA P. CORNWELL

TO LUCIAN D. SPENCER AND WIFE, EDANNAH FAY SPENCER

E 13178

IDENTIF. REFERENCE

JUL 7 1 54 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219