[redacted]

Prepared by:
George E. Mudter, Jr., Attorney
10th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5174 PAGE 177

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs Dolphus L. Spence (NAME)	new owners (NAME)	Map 82-8
3745 Westport Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 164
Nashville, Tenn., 37218 (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, the receipt of all of which is hereby acknowledged,

JAMES E. SCRUGGS and wife, DOROTHY S. SCRUGGS,

have this day bargained and sold, and do hereby transfer and convey unto XXXXX
DOLPHUS L. SPENCE and wife, MARGARET P. SPENCE, their
(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 169 of Block 1, in F. O. Beasley's McFerrin Addition to East Nashville, a plan of which is of record in Book 57, page 136, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James E. Scruggs and wife, Dorothy S. Scruggs by deed from R. O. Mallernee and wife, Julia L. Mallernee, of record in Book 2927, page 479 , Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 7,500.00
Subscribed and sworn to before me, this the 21st day of July 19 77
Affiant George E. Mudter Jr.
My commission expires: (Affix Seal) Helen D. Scott Notary Public

This is unimproved / improved XX property, known as 607 No. 9th Street, Nashville, Tennessee 37206 (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
DOLPHUS L. SPENCE and wife, MARGARET P. SPENCE, 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 which have been prorated and assumed by the Buyers.
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
DOLPHUS L. SPENCE and wife, MARGARET P. SPENCE, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 21st *day of* July , 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.*

Dorothy S. Scruggs James E. Scruggs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, GEORGE E. MUSTER, JR., *a Notary Public in and for said County and State,* James E. Scruggs and wife, Dorothy S. Scruggs, *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 Nashville, Tennessee *this* 21st *day of* July, *19* 77

George E. Muster Jr.
Notary Public

Commission expires 7-3-81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

JUL 22 F	CONV	*7,500.00			
JUL 22 F	S'TAX		B*	19.50	
JUL 22 F	PR'FEE		B*	.50	
JUL 22 F	W'DEED		B*	4.00	* 24.00

WARRANTY DEED

FROM

JAMES E. SCRUGGS and wife

TO

DOLPHUS L. SPENCE and wife

E 15843

T

IDENTIF. REFERENCE

JUL 22 9 55 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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