This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5230 PAGE 15

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dolphus L. Spence, et ux	SAME	Map 82-4
(NAME)	(NAME)	
3745 Westport		Parcel 177
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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,*

cash in hand paid by Dolphus L. Spence and wife, Margaret P. Spence and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

DEC-6??	CONV	*4,000.00			
DEC-6??	S'TAX		B*	10.40	
DEC-6??	PR'FEE		B*	.50	
DEC-6??	W'DEED		B*	4.00	* 14.90

We, Mary E. Huddleston and Carolyn L. Martin,

have this day bargained and sold, and do hereby transfer and convey unto the said Dolphus L. Spence and wife, Margaret P. Spence, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot Number 4 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 4 fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Clarence P. Reed and wife, Mary Frances Reed by deed from Phil Cohen and wife, Sara K. Cohen, of record in Book 2144, page 328, Register's Office for Davidson County, Tennessee, the said Clarence P. Reed and wife, Mary Frances Reed having since died, and the said Grantors being the only heirs-at-law of Mary Frances Reed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 5th day of December 1977

Affiant Margaret P. Spence

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary E. Huddleston

This is improved (XX) property, known as 1130 McFerrin Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

unimproved ( )

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.*

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 5th day of December, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary E. Huddleston

Carolyn L. Martin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Mary E. Huddleston and Carolyn L. Martin

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 5th *day of* December, *19* 77

Mary Emery
Notary Public

Commission expires 4/21/80

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
23378

WARRANTY DEED

FROM
Mary E. Huddleston, et al

TO
Dolphus L. Spence, et ux

E 40230

T
IDENTIF. REFERENCE

DEC 6 10 09 AM '77
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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