BOOK 5235 PAGE 537

MAP - PARCEL
150-5-73

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of December, 19 77, by and between

WILLIAM F. MORRISON AND JACQUELINE W. MORRISON of the first part, and

BILLY SPENCER and wife, DARLENE L. SPENCER of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in Nashville the County of Davidson State of Tennessee.

Being Lot No. 377 on the Plan of Forest View Park, Section 2, as of record in Book 3842, page 238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being all the same property conveyed to William F. Morrison and wife, Jacqueline W. Morrison by deed from C. & S. Builders, Inc., as of record in Book 4592, page 304, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs and assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said parties of the second part that they lawfully seized in fee of the aforedescribed real estate: that they have a good right to sell and convey the same: that the same is unencumbered, except for 1st mortgage note evidenced by deed of trust of record in Book 4592, page 306, Register's Office for Davidson County, Tennessee, which the parties of the second part hereby agree to assume and pay the unpaid remaining balance, and to restrictive covenants of record in Book 4320, page 323, and the limitations on the plan of record in Book 3842,*** And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

*** page 238, both Register's Office for Davidson County, Tennessee.

WITNESS the signature S of the said parties of the first part the day and year first above written.

(1) William F. Morrison
WILLIAM F. MORRISON

Jacqueline W. Morrison
JACQUELINE W. MORRISON

(2) STATE OF ~~TENNESSEE~~ Georgia COUNTY OF ~~SHELBY~~ Fulton

On this 16th day of December, 19 77 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William F. Morrison and wife, Jacqueline W. Morrison to me known to be the person S described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed., and for the purposes therein contained.

WITNESS my hand and Notarial Seal at office the day and year above written. My commission expires: Notary Public, Georgia, State at Large, My Commission Expires Aug. 12, 1978

Patricia Cunningham
Notary Public.

(affix seal)

FOR REGISTAR'S USE ONLY

State Tax . $.....

Clerks Fee $ .50

Total .... $.....

Paid.....
Deputy County Court Clerk

Revenue Stamps $.....

ST.....

The following information is not a part of this Deed.

Property Address 2945 Anderson Road
Nashville, Tn. 37217

Mail Tax Bill to National Mortgage Compan

This Instrument prepared by:
Pioneer Title Insurance Company

SECURITY TITLE CO., INC.

MEMPHIS, TENNESSEE

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Darlene T. Spencer
Affiant

Subscribed and sworn to before me this the 12th day of December, 1977.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Comm exp: 1-19-81

E 42733

T
IDENTIF. REFERENCE

DEC 21 9 21 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEC217 CONV 55,000.00
SEC217STAX B* 143.00
SEC217PRTFEE B* .50
SEC217 W'DEED B* 4.00 * 147.50

PRINTED BY NULSEY PRINTING & MFG. CO. MEMPHIS

BOOK 5235 PAGE 538