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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$12,232.36 Charles Levine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1977.

Notary Public

MY COMMISSION EXPIRES: 6/24/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas B. Spell et ux (NAME)	Same (NAME)	Map 92-6
706 Lena Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 540
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Maryland David Smith and wife, Shirley Ann Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas B. Spell and wife, Eleanor Myrtle Spell

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:

BEING the southerly 34.6 feet of Lot No. 25 and the Northerly 12 feet of Lot No. 24 on the Plan of Roth's Subdivision of Lot No. 22 Boyd McNairy's Addition of Nashville as of record in Book 57, page 147, Register's Office for said County.

SAID parts of said Lots adjoin and front together 46.6 feet on the easterly side of 27th Avenue North and runs back between parallel lines 114 feet, more or less, to an alley.

BEING the same property conveyed to Maryland David Smith and wife, Shirley Ann Smith by deed from Virginia H. Levine and husband, Morris Levine of record in Book 4148, page 899, Register's Office for Davidson County, Tennessee.

Grantees assume and agree to pay the balance of a vendor's lien retained in deed of record in Book 4148, page 899, said Register's Office.

JAN-5 78	W'DEED CO	12,232.36		
JAN-5 78	S'TAX	B*	31.72	
JAN-5 78	PR'FEE	B*	.50	
JAN-5 78	W'DEED	B*	4.00	*12,268.58

unimproved ( )
This is improved (X) property, known as 706 Lena Street (House Number) (Street) Nashville, Tn, (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 29th day of December, 19 77

Maryland David Smith

Shirley Ann Smith

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maryland David Smith and Shirley Ann Smith

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 29th day of December 19 77.

Commission expires 6/24/80

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

E 44848

WARRANTY DEED

FROM

Maryland David Smith and wife,

Shirley Ann Smith

TO

Thomas B. Spell and wife,

Eleanor Myrtle Spell

IDENTIF. REFERENCE

JAN 5 1 29 PM '78

FELIX E. [illegible] REGISTER
DAVIDSON [illegible] TN.

File Box 12