FORM NO. WD-1

BOOK 5245 PAGE 688

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 19 78

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison L. Buff (NAME)	THE GALBREATH MORTGAGE COMPANY (NAME)	Map 161-7
500 Hilson Court (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	Par 116
Nashville, Tennessee - 37211 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	6DU-63562

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, MENDELL L. SPRUILL and wife, LOIS H. SPRUILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLISON L. BUFF

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:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section One, McMurray Woods Addition, of record in Book 4675, pages 6 & 7, Register's Office for said County.

SAID Lot No. 38, which is a corner lot, fronts 88.0 feet on the easterly margin of Hilson Drive and fronts 105.0 feet on the northerly margin of Hilson Court, said frontages being joined by a curve having a length of 42.63 feet, and extends back 118.8 feet on the northerly line and 99.62 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Mendell L. Spruill and wife, Lois H. Spruill by deed from Alpha Development Corporation of record in Book 4974, page 49, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved (X) } property, known as 500 Hilson Court, Nashville, Tennessee 37211
(House Number) (Street) (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 12th day of January, 19 78

Mendell L. Spruill — MENDELL L. SPRUILL

Lois H. Spruill — LOIS H. SPRUILL

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MENDELL L. SPRUILL and wife, LOIS H. SPRUILL

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 12th day of January, 19 78.

Commission expires 10/28/78

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

WARRANTY DEED

FROM MENDELL L. SPRUILL, et ux

TO ALLISON L. BUFF

PLEASE FILE BOX "7"

E 47282

IDENTIF. REFERENCE

JAN 24 12 51 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Alan L. Saturn, Attorney
File Box 7

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 24 78	CONV	42,000.00			
JAN 24 78	S'TAX		B*	109.20	
JAN 24 78	PR'FEE		B*	.50	
JAN 24 78	W'DEED		B*	4.00	* 113.70