BOOK 5264 PAGE 447

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe McAlister (NAME)	Same (NAME)	51-1
4511 Gra-Mar Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	68
Nashville, TN 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00)---------- *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations.

We, Mary C. Spencer and W. H. Spencer

have this day bargained and sold, and do hereby transfer and convey unto the said Joe McAlister

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 94 on the Map of Due West Valley Acres, not of record in the 11th Civil District of said County, described according to a copy of a survey by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:
Beginning at a point in the westerly margin of Due West Avenue, at the common corner of Lots Nos. 94 and 95; thence with the line between said lots, southwesterly 500 feet to a point; thence northwesterly 46.24 feet to the common corner of Lots Nos. 93 and 94; thence with the line between said lots northeasterly 500 feet to the westerly margin of Due West Avenue; thence along the margin of said Avenue, southeasterly 100 feet to the beginning.
Being the same property conveyed to W. H. Spencer and wife, Mary C. Spencer by deed from M. M. Cunniff and wife, Hattie B. Cunniff, of record in Book 1972, page 164, Register's Office for Davidson County, Tennessee. The said W. H. Spencer having executed a Power of Attorney to Mary C. Spencer of record in Book 5144, page 50, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 21st day of March, 19 78

Affiant

My commission expires: 5-1-81 (Affix Seal)

Notary Public

This is improved ( ) unimproved property, known as Due West Avenue, Nashville, Tennessee
(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 Joe McAlister

his *(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* Joe McAlister

his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 21st *day of* March, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. H. Spencer by Mary C. Spencer — Mary C. Spencer

W. H. SPENCER, by Mary C. Spencer as per Power of Attorney of record in Book 5144, page 50, Register's Office for Davidson County, Tennessee.

MARY C. SPENCER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary C. Spencer, individually and as per Power of Attorney of record in Book 5144, page 50, Register's Office for Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 1978

Carol Tidwell
Notary Public

My Commission expires 8-1-81

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.....

MAR 21 78	CONV	*7,000.00			
MAR 21 78	S'TAX		B*	18.20	
MAR 21 78	PR'FEE		B*	.50	
MAR 21 78	W'DEED		B*	4.00	* 22.70

WARRANTY DEED

FROM

TO

E 556.96

IDENTIF. REFERENCE

MAR 21 1 38 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by
M. NORRIS JENKINS
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211