WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,025.14

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF April 1978

Notary Public

MY COMMISSION EXPIRES: 11/25/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214t

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph H. Spence (NAME)	National Mortgage Company (NAME)	96-13
819 Kent Rd. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	par. 86 &
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn 38118 (CITY) (STATE) (ZIP)	3D2 5950 E

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, Joel C. Boston and wife, Penny H. Boston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph H. Spence and wife, Mary E. Spence

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. 100 on the Plan of Twin Lawn, as of record in Book 2331, page 9, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Joel C. Boston and wife, Penny H. Boston by deed from W. Hill Hackney and wife, Grace A. Hackney as of record in Book 5117, page 37, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5117, page 39, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Garntees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 819 Kent Road, Nashville, TN. 37214
(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 hands this 6th day of April, 19 78

Joel C. Boston

Penny H. Boston

BOOK 5284 PAGE 488

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel C. Boston and wife, Penny H. Boston

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, TN. this day of April, 19 78

Commission Expires 11/20/78

John M Gould, Notary Public

STATE OF
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 purpose 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 64862

IDENTIF. REFERENCE

MAY 11 1 18 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 11 78	CONV	32,028.11		
MAY 11 78	S'TAX		B*	83.20
MAY 11 78	PR'FEE		B*	.50
MAY 11 78	W'DEED		B*	4.00 * 87.70

RETURN TO:
DICK WINECOFF, REALTORS
4207 LEBANON ROAD
HERMITAGE, TENN. 37076

WARRANTY DEED

FROM
Joel C. Boston et ux

TO
Ralph H. Spence et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York