3810 02/20 37.00= CHECK

BOOK 5396 PAGE 469 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,500.00

Randall W. Spencer
Affiant RANDALL W. SPENCER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 79

Notary Public

MY COMMISSION EXPIRES: 10-12-82

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & GALLIN
107 PARK AVE TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Randall W. Spencer (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	83-13-128
1107 Lillian Street (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	18W-5328
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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~~, I, CARRIE JOHNSON MORGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL W. SPENCER and wife, RENE H. SPENCER

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 the south 70 feet of Lot No. 92 on the Map of East Edgefield Plan of Lots, as of record in Book 21, page 147, Register's Office for said County and State.

SAID part of said Lot No. 92 fronts 50 feet on the north side of Lillian Avenue and runs back between parallel lines 70 feet to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Carrie Johnson Morgan by deed from O. C. Griffin and wife, Beulah C. Griffin of record in Book 2648, page 104, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all easements and rights of way of public record and to Building site restrictions of record in Book 2648, page 104, Register's Office for said Davidson County, Tennessee.

This is unimproved ( ) improved (XXX) property, known as 1107 Lillian Street, Nashville, Tennessee 37206
(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 my hand this 16th day of February, 19 79

Carrie J. Morgan

CARRIE JOHNSON MORGAN

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 Carrie Johnson Morgan

the 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 16th day of February, 19 79

Commission expires 10-12-82

Notary Public

STATE OF TENNESSEE }
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

TO

F. I. 47.10

IDENTIF. REFERENCE

FEB 20 10 08 AM '79

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217