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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 $16,009.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY 1979.

Notary Public

MY COMMISSION EXPIRES: Exp. Reg.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PERRY R. HAPPELL (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	118-2-801
1206 FIDELITY FED. BLDG. (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	16DA-11630
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA (CITY) (STATE) (ZIP)	

Mail

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, JAMES W. SPENCE AND WIFE, EVELYN G. SPENCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PERRY R. HAPPELL, TRUSTEE

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 westerly parts of Lot Nos. 1 and 2 on the Map of Bransford Realty Co.'s Montrose Park Subdivision as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee.

SAID parts of said Lot Nos. 1 and 2 fronts 82 feet on the northerly margin of West Kirkwood Avenue, formerly Kirkman Avenue and run back between lines measuring 95 feet more or less, on the westerly line along the easterly margin of an alley, and 114 feet, more or less, on the easterly line, to a dead line in the rear measuring 73 feet more or less, thereon.

BEING the same property conveyed to James W. Spence and wife, Evelyn G. Spence by deed from Karl B. Stallings and wife, Geneva B. Stallings of record in Book 3949, page 946, Register's Office for Davidson County, Tennessee.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on certain notes executed by the Grantors herein to United Mortgagee Servicing Corp. in the original principal amount of $10,500.00 of record in Book 3949, page 947 and Home Federal Savings & Loan Association in the original principal amount of $5,509.56 of record in Book 5307, page 425, Register's Office for Davidson County, Tennessee.

This is (unimproved) (improved) property, known as 2609 WEST KIRKWOOD AVENUE NASHVILLE, TENNESSEE
(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 11th day of JULY, 19 79

X James W. Spence
JAMES W. SPENCE

X Evelyn G. Spence
EVELYN G. SPENCE

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 JAMES W. SPENCE AND WIFE, EVELYN G. SPENCE

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 11th day of JULY, 1979.

Commission expires 3/11/81

Valerie Griffee
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

JAMES W. SPENCE AND WIFE,

EVELYN G. SPENCE

TO

PERRY HAPPELL, TRUSTEE

F 39382

IDENTIF. REFERENCE

JUL 11 1 20 PM '79

FELIX Z. ANDERSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5463 07/11 48.10 CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16009.56- CO	
			41.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.10-
5549A	07/11/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-39382

IDENTIF. REFERENCE

JUL 11 1 20 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 696305