THIS INSTRUMENT WAS PREPARED BY
GAIL P. ROSS, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 5467 PAGE 375

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Phillip W. Spicer et ux	Guaranty Mortgage Co.	103-4
(NAME)	(NAME)	
4401 Wyoming Avenue	783 Old Hickory Blvd.	#117
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Brentwood, Tenn.	25W-3125
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged,

William R. Spears, Jr., single and Lenora C. Spears, unmarried,

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

PHILLIP W. SPICER AND WIFE, ELIZABETH W. SPICER

their ~~successors~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 6 of Block No. 2 on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William R. Spears, Jr. (Single) and Lenora C. Spears (Unmarried) by deed from Walter E. Inman and wife, Lillian Inman, of record in Book 4734, page 514, 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 $ 41,500.00

Subscribed and sworn to before me, this the 17th day of July 19 79

Affiant Paulette Norfleet

My commission expires: 4-10-82 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 4401 Wyoming Ave. (House Number) (Street) Nashville, Tenn (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

PHILLIP W. SPICER and wife, ELIZABETH W. SPICER

their ~~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.*

except for 1979 taxes,

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* PHILLIP W. SPICER AND WIFE, ELIZABETH W. SPICER,

their

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 16th *day of* July , 19 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

William R. Spears, Jr.
WILLIAM R. SPEARS, JR.

Lenora C. Spears
LENORA C. SPEARS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5467 PAGE 376

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* William R. Spears, Jr. and Lenora C. Spears

the within named 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* 16th *day of* July, *19* 79

Gail Pigg
Notary Public

Commission expires 2-23-81

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 .....

7358

F 40840

IDENTIF. REFERENCE

JUL 18 4 00 PM '79

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

~~WILLIAM R. SPEARS, JR.~~
AND LENORA C. SPEARS

TO

PHILLIP W. SPICER AND WIFE,
ELIZABETH W. SPICER

Rec'd 1 box 8 Spicer
[illegible]

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

BOOK 5467 PAGE 377

RECEIVED OF _____

FOR _____

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
			41500.00- CO	
			107.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 114.40-	
7354A07/18/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.40840

IDENTIF. REFERENCE

JUL 18 4 00 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698063