WARRANTY DEED

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FROM MARGIE L. WILLIAMS, Individually; MARGIE L. WILLIAMS as Executrix of the Last Will and Testament of Walter B. Williams, deceased; and LOIS SHOULDERS, Trustee under the Last Will and Testament of Walter B. Williams, deceased

ADDRESS NEW OWNER(S) AS FOLLOWS:	RANDALL W. SPENCER AND WIFE, JOYCE R. SPENCER 505 Ben Allen Road Nashville, Tennessee	
SEND TAX BILLS TO:	FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE Union at Fourth Avenue, North Nashville, Tennessee 37219	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 61-22.1 12DZ-8975

{STATE OF TENNESSEE COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500.00 Affiant Sandra L. Poucher

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 1979
DATE

Angela M. Partungit
NOTARY PUBLIC

9-25-79
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN AND 00/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by Randall W. Spencer and wife, Joyce R. Spencer, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARGIE L. WILLIAMS, Individually; MARGIE L. WILLIAMS as Executrix of the Last Will and Testament of Walter B. Williams, deceased; and LOIS SHOULDERS, Trustee under the Last Will and Testament of Walter B. Williams, deceased,

.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

.....RANDALL W. SPENCER and wife, JOYCE R. SPENCER,.....

.....GRANTEES,..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in .....DAVIDSON..... County, State of Tennessee, described as follows, to wit:

A tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, dated May 4, 1962, as follows:

BEGINNING in the easterly margin of Ben Allen Road 1,589 feet from the southwest corner of Lot No. 246 in Maplewood Heights, of record in Book 547, Page 103, Register's Office for Davidson County, Tennessee, running thence 33 feet to a fence corner; thence North 11 Degrees 2 Minutes East 378 feet; thence South 57 Degrees 50 Minutes East 117 feet; thence South 21 Degrees West 358 feet to the Beginning.

BEING part of the same property conveyed to Walter B. Williams by deed from George W. Nickens and wife, Melvin Tate Nickins, of record in Book 3398, Page 215, Register's Office for Davidson County, Tennessee. The said Walter B. Williams having since died leaving a will probated in Will Book 123, Page 405, Probate Court of Davidson County, Tennessee.

THIS conveyance is made subject to all easements, restrictions and matters of public record, including taxes for the year 1979 and subsequent years.

RAY CRAWFORD and wife, DOROTHY CRAWFORD, join in this conveyance for the purpose of conveying any interest they now have, or may ever have had, in and to the subject property.

unimproved ( )
This is improved (X) property, known as ...505 Ben Allen Road, Nashville, Tennessee.....
Number Street City State 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, successors 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 except of record.

AND.....the undersigned GRANTORS..... do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS ..our.....hand ..s..... this ...15th..... day of .....August.....,19..79..

Margie L. Williams, Executrix
MARGIE L. WILLIAMS, as Executrix of the Last Will and Testament of Walter B. Williams, deceased

Margie L. Williams
MARGIE L. WILLIAMS, Individually

Lois Shoulders, Trustee
LOIS SHOULDERS, Trustee under the Last Will and Testament of Walter B. Williams, deceased

Ray Swafford
RAY SWAFFORD

Dorothy Swafford
DOROTHY SWAFFORD

{STATE OF ....TENNESSEE....; COUNTY OF .....DAVIDSON..... } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named .....
MARGIE L. WILLIAMS and LOIS SHOULDERS,
.....

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at .....Nashville, Tennessee.....
City

this 15th day of .....August..... 19...79

Mar. 3, 1980
Comission Expires

Madine Chamblee
Notary Public

(AFFIX SEAL)

MADINE CHAMBLEE NOTARY PUBLIC

{STATE OF ....TENNESSEE....; COUNTY OF .....DAVIDSON..... } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named .....
RAY SWAFFORD AND WIFE, DOROTHY SWAFFORD
.....

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at .....NASHVILLE, TENNESSEE.....
City

this 16 day of .....August..... 19 79

.....
Comission Expires

.....
Notary Public

(AFFIX SEAL)

AUG 17 12 13 PM '79
FELIX A. DUNCAN REGISTER DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

F 46895

NOTARY PUBLIC AT LARGE

Felix Duncan Title Co

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

24500.00- CO
63.70 CO TX
.50 PRFEE
6.00 WDELD
CHECK 70.20-
5131A08/17/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-46895

IDENTIF. REFERENCE

AUG 17 12 13 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 705615