File 41

2947 04/11 32.50- CHECK

BOOK 5559 PAGE 599

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

N. V. Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF April, 1980

Notary Public

MY COMMISSION EXPIRES: Nov 12, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair Realtors, Inc. (NAME)	SAME (NAME)	104-1-115
6010 Charlotte Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	(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, D. C. Spencer and wife, Hester K. Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blair Realtors, Inc.

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. 28 of Block 26 on the Map of the Subdivision of the Plummer Place, as of record in Book 161, page 39, Register's Office for said County.

SAID Lot No. 28 fronts 50 feet on the easterly side of 38th Avenue North, formerly Center Street, and runs back between parallel lines 150 feet, more or less, to an alley.

BEING the same property conveyed to D. C. Spencer and wife, Hester K. Spencer by deed from W. O. Costello and wife, Mattie Mildred Costello, of record in Book 1417, page 283, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 214 Chamberlin Street, 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 10th day of April, 1980

D. C. Spencer
D. C. SPENCER

Hester K Spencer
HESTER K. SPENCER

STATE OF TENNESSEE
Davidson County

BOOK 5589 PAGE 600

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. C. Spencer and wife, Hester K. Spencer

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 10th day of April 19 80.

Commission expires 10/12/1980

Thomas D. Griffin
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 (this oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

D. C. Spencer and wife,

Hester K. Spencer

TO

Blair Realtors, Inc.

F. 84624

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

IDENTIF. REFERENCE

APR 11 10 27 AM '80

PEGGY ANDERSON REGISTER
DAVIDSON COUNTY, TENN.

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

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

RECEIVED OF _____

FOR BOOK 5589 PAGE 601

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

10000.00- CO
26.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 32.50-
2947A04/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-84624

TAX REFERENCE

APR 11 10 27 AM '80

REGISTER DAVIDSON COUNTY, TENN.

No. 751879