WARRANTY DEED

980 05/27 51.22- CHECK ~~XXXXXXXXXXXXXXXX~~ BOOK 5605 PAGE 946

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN W. ADKINS, et ux	same	118-2-8.1
(NAME)	(NAME)	
2510 - 12th Avenue South	same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand Two Hundred Thirty Six Dollars and Thirty Seven Cent ($17,236.42) ----------=---------- *Dollars,*

James W. Spence and wife, Evelyn G. Spence *has bargained and sold, and does hereby transfer and convey unto the said* John W. Adkins and wife, Cecelia N. Adkins *(successors), heirs and assigns, certain real estate in* ..... *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being the westerly parts of Lots 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 lots Nos. 1 and 2 front 82 feet on the northerly margin of 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 Perry R. Happell, Trustee of record in Book 5468, page 463, 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 $ 17,236.42

Subscribed and sworn to before me, this the 29th day of May 19 80

Affiant

My commission expires: July 17, 1983 (Affix Seal)

~~Notary Public~~ Reg. Reg.

This is unimproved ( ) improved (X) property, known as 2609 West Kirkwood Avenue, Nashville, Tennessee
(House Number) (Street) 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 John W. Adkins and wife, Cecelia N. Adkins *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said John W. Adkins and wife, Cecelia N. Adkins *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands on *this* 27th *day of* May, 19 80

James W. Spence

Evelyn G. Spence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5605 PAGE 947

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared James W. Spence and wife, Evelyn G. Spence, with whom I am personally acquainted, and who, upon oath, acknowledged themself to be ..... of the ..... the within named bargainors, a corporation, and that ..... he as such ..... being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ..... herself as .....

Witness my hand and seal, at office in Nashville Tennessee this 20th day of May, 19 80

..... Notary Public

Commission expires July 17, 1983

WARRANTY DEED

FROM
James W. Spence, et ux

TO
John W. Adkins, et ux

Prepared by:
RUSSELL B. ENNIX, Attorney at Law
330 Charlotte Avenue
Suite 427
Nashville, Tennessee 37201
(615) 259-4330

F 90897 RUSH

IDENTIF. REFERENCE

MAY 27 2 04 PM '80

FELIX A. ...SON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5605 PAGE 948

RECEIVED OF _____

FOR _____

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
			17236.42- CO	
			44.72 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	51.22-
0980A05/27/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 90897

IDENTIF. REFERENCE

MAY 27 2 04 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 759592