THIS INSTRUMENT WAS PREPARED BY: O. H. Bandy

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BOOK 5664 PAGE 172

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,681.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 19 80

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONALD J. FLETCHER, et ux (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	
212 Colt Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	128-10
Nashville, Tenn. 37221 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	- 142

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, LOUIS SPENCER and wife, JOAN SPENCER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD J. FLETCHER and wife, MARTHA FLETCHER

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. 139 on the Plan of Stacy Square, Section 4, as of record in Book 4460, page 12, Register's Office for said County.

SAID Lot 139 begins at a point on the southeast margin of Colt Drive being a common point of lots 139 & 140; thence southeasterly 171.2 feet to a point; thence northerly 41.9 feet to a concrete monument; thence north 72.0 feet to a concrete monument; thence northwesterly 95.5 feet to a point on the northeast margin of Colt Drive; thence along Colt Drive 80.00 feet to the point of beginning.

BEING the same property conveyed to Louis Spencer and wife, Joan Spencer by deed from Charles E. Birmingham and wife, Robbie Sue Birmingham, of record in Book 5499, page 907, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 212 Colt Drive, Nashville, Tennessee 37221
(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 October, 19 80

LOUIS SPENCER JOAN SPENCER

THIS INSTRUMENT was prepared by: O. H. Bailey

STATE OF TENNESSEE
Davidson County

BOOK 5664 PAGE 173

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LOUIS SPENCER and wife, JOAN 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 October 19 80

Commission expires 4-17-83

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
LOUIS SPENCER, et ux
JOAN SPENCER

TO
DONALD J. FLETCHER, et ux
MARTHA FLETCHER

PLEASE FILE BOX "7"

G. I. 2-3 9 8

IDENTIF. REFERENCE

OCT 14 1 02 PM '80

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

This instrument was prepared by: J. H. Bandy

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5664 PAGE 174

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
			47681.06- CO	
			124.02 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 130.52-	
8034A	10/14/80	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.2.3.9 8

T
IDENTIF. REFERENCE

OCT 14 1 02 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 785704