THIS INSTRUMENT PREPARED BY
John E. Buffaloe, Jr., Atty.
12th Floor, Third Nat'l Bank Bldg.
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Edwin B. Raskin, Trustee	Edwin B. Raskin, Trustee	92-6-619
12th Floor (NAME) Third National Bank Bldg.	12th Floor (NAME) Third National Bank Bldg.	11W-30360
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37219	(STREET ADDRESS) Nashville, TN 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5715 PAGE 578

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*
and other good and valuable consideration receipt of which is hereby acknowledged, by the Grantors,

Clyde Spencer, Jr. and wife, Joy O. Spencer

have this day bargained and sold, and do hereby transfer and convey unto the said Edwin B. Raskin, Trustee ("Grantee")

certain real estate in Davidson County, Tennessee, as follows: *(successors), heirs and assigns,*

LAND in Davidson County, Tennessee, Being Lot No. 16 on the Plan of Buchi's Subdivision of Lot 20 on the McNairy Subdivision of record in Book 421, page 66, Register's Office for said County.

BEING the same property conveyed to CLYDE SPENCER, JR. by deed from LAWRENCE D. WILSON, Trustee, of record in Book 5640, Page 916, Register's Office for Davidson County, Tennessee.

This conveyance subject to the following:

1. Vendor's lien retained in the Deed from Dr. A. P. Johnson, Sr. and wife, Sadie G. Johnson, to Gatlin-Spencer & Associates, a Partnership of record in Book 5559, Page 205, said Register's Office to secure the payment of one note dated January 22, 1980, payable in 60 monthly installments of $289.64 each, including interest at the rate of 12% per annum with one balloon payment due on the day and date of the 61st payment.
2. 1981 taxes.

Grantor hereby assigns to grantee all right, title and interest to all leases of the real estate.

Mrs. Joy O. Spencer joins in this conveyance for the purpose of transferring whatever interest she might have in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $29,900.00

Subscribed and sworn to before me, this the 27th day of February 19 81

My commission expires ~~(Affix Seal)~~

Affiant

Notary Public

This is improved (XXX) unimproved ( ) property, known as 721 (House Number) 25th Avenue North (Street), Nashville P. O. Address, Tennessee 37208 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Edwin B. Raskin, Trustee *(successors), heirs and assigns forever.* He *covenants that* he is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* he *further covenants and binds* his *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edwin B. Raskin, Trustee *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hands* this 27th *day of* February, 1981, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde Spencer, Jr.

Joy O. Spencer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Clyde Spencer, Jr. and wife Joy O. Spencer

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* 27th *day of* February, *19* 81

[illegible] *Notary Public*

Commission expires 4-17-83

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 .....

2234 02/27 84.24- CHECK

WARRANTY DEED

FROM

CLYDE SPENCER, JR.

TO

EDWIN B. RASKIN, Trustee

G 3 1 1 9 1

IDENTIF. REFERENCE

FEB 27 2 44 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____ BOOK 5715 PAGE 580

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

29900.00- CO
77.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 84.24-
2234A02/27/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 1 1 9 [illegible]

IDENTIF. REFERENCE

FEB 27 2 44 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809041