This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5750 PAGE 872

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael D. Ayers	First Federal Savings & Loan Assn.	131-11-1
(NAME)	(NAME)	
4515 Shy's Hill Road	4th and Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Michael D. Ayers and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Sue Way Spencer, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Michael D. Ayers

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for said County, and described as follows:
Beginning at a point at the northeast corner of said lot in the north line of this subdivision; thence with the north line of said subdivision westerly 255.8 feet to a point; thence southerly 243.6 feet to the north margin of a 50-foot unnamed roadway; thence with the margin of the same easterly 212.9 feet to the beginning of a curve; thence around said curve northeasterly 37.6 feet to the west margin of Shy's Hill Road; thence with the margin of the same, northerly 145.6 feet to the point of beginning.

Being the same property conveyed to Sue Way Spencer by deed from Paramount Homes, Incorporated, of record in Book 2275, page 317, Register's Office for said County.

This conveyance is subject to the plan of record in Book 2133, pages 81 and 82, Register's Office for said County, which shows an Owner's Certificate, a 75-foot setback line from Shy's Hill Road, a 50-foot setback line from a 50-foot unnamed roadway, a 10-foot easement, an easement 3 x 15 feet fronting 3 feet on Shy's Hill Road at the concrete monument near the intersection of said 50-foot unnamed roadway for utilities, and along shows a temporary easement 10 feet wide for a turnaround; and restrictive covenants of record in Book 2249, page 184, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 73,000.00

Subscribed and sworn to before me, this the 29th day of May 19 81

Affiant Michael D. Ayers

My commission expires: September 25, 1983 (Affix Seal)

Notary Public Joseph B. Pitt

unimproved ( )
This is improved (X) property, known as 4515 Shy's Hill Road, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29th *day of* May, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sue Way Spencer

Sue Way Spencer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5750 PAGE 873

Personally appeared before me, the undersigned authority *a Notary Public in and for said County and State,* Sue Way Spencer, unmarried

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 29th *day of* May, *19* 81

Commission expires 9/25/83

Angela M Crutchfield
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...

County aforesaid, personally appeared ....., *a Notary Public of the State and 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*.....

Commission expires .....

.....
Notary Public

8361 05/29 196.30- CHECK

WARRANTY DEED

FROM

Sue Way Spencer

TO

Michael D. Ayers

EILE PIONEER TITLE CO.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

G 4 3 9 1 9

IDENTIF. REFERENCE

MAY 29 2 42 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5750 PAGE 874

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

73000.00- CO
189.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 196.30-
8361A05/29/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

643919

IDENTIFICATION REFERENCE T

MAY 29 2 42 PM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 824556