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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Charles F. Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1982.

Notary Public

MY COMMISSION EXPIRES: 10-15-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FRAZIER & FAIMON, 300 James Robertson Parkway, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest J. Spicer etux (NAME)	Same (NAME)	83-3
1306 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 133 J
Nashville, TN 37206 (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, Starlene Pigue Smith and Stephen D. Pigue, devisees under the Last Will and Testament of J. T. Pigue, deceased, and Charles W. Smith (Husband of Starlene Pigue Smith) and Patricia D. Pigue (wife of Stephen D. Pigue HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest J. Spicer and wife, Earline H. Spicer,

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:

Being Lot No. 15 in the Minnie E. Martin subdivision, recorded in Book 547, page 137, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the westerly side of Riverside Boulevard and runs back westerly between parallel lines 150 feet to an alley, as shown by said plan.

Being the same property conveyed to J. T. Pigue and wife, Fannie Pigue, both now deceased, by deed from Nashville Improvement Company of record in Book 782, page 267, Register's Office for Davidson County, Tennessee. The said Fannie Pigue having predeceased J. T. Pigue. And being the same property conveyed to Starlene Pigue Smith and Stephen D. Pigue under the will of J. T. Pigue of record in Will Book 127, page 329, Probate Court for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1306 Riverside Drive, Nashville, Tennessee 37206
(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 hands this 29th day of January, 1982

Starlene Pigue Smith — Charles W. Smith

Stephen D. Pigue — Patricia D. Pigue

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Starlene Pigue Smith; and Stephen D. Pigue and wife, Patricia D. Pigue,

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 29th day of January 19 82

Commission expires 10/15/83

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
STARLENE PIGUE SMITH and
STEPHEN D. PIGUE

TO
ERNEST J. SPICER and wife,
EARLINE H. SPICER

G 7837.9

RUSH

IDENTIF. REFERENCE

FEB 2 2 25 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Clarksville, Tennessee, on this the 29th day of January, 1982.

Kathy D. Watkins
NOTARY PUBLIC

My commission expires: 8/24/85

KATHY D. WATKINS NOTARY PUBLIC MONTGOMERY COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

28500.00- CO
74.10 CO TX
.60 PRFEE
6.00 MDELO
CHECK 80.60-
0877A02/02/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G78379

IDENTIF. REFERENCE

FEB 2 2 25 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 865488