# W A R R A N T Y  D E E D

BOOK 5854 PAGE 294

This deed prepared by:

MOSE J. DAVIE, ATTORNEY
1026 4th Avenue North
Nashville, Tennessee 37219

MAP & PARCEL NO:
58-14-4

For and in consideration of the sum of Nine Thousand Dollars ($9,000.00) cash in hand paid to us, the receipt of which is hereby acknowledged, and for other good and valuable considerations, we, Emanuel Matthew Lawrence and wife, Lula Mai Lawrence, have bargained and sold and by these presents do transfer and convey unto ~~Sonie~~ Spencer Lee Jr. and wife, Mary Ellen Lee a tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 123 on the plan of Enchanted Hills Section II, as of record in Book 3700, page 27, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 123 fronts 225.00 feet on the northeasterly margin of West Hamilton Road and runs back between lines, the northwesterly line being 258.1 feet and the southeasterly line being 327.0 feet to a line in the rear measuring 93.56 feet thereon.
>
> Being the same property conveyed to Emanuel Matthew Lawrence and wife, Lula Mai Lawrence by deed from N. H. Barker and H. H. Chitwood, of record in Book 4209, page 474, Register's Office for Davidson County, Tennessee.
>
> The said property is unimproved and known as Lot No. 123 on the plan of Enchanted Hills, Section II, Nashville, Tennessee. Send all tax statements to ~~Spence~~ Lee Jr. and wife, Mary Ellen Lee at 4144 - West Hamilton Rd., Nashville, Tenn 37218.

To have and to hold the said tract or parcel of land with the appurtenancies, estate, title and interest thereto belonging to ~~Sonie~~ Spencer Lee Jr. and wife, Mary Ellen Lee.

And we do covenant with the said ~~Spence~~ Lee Jr. and wife, Mary Ellen Lee, that we are lawfully seized and possessed of the said land in fee simple, have a good right to convey it and the same is unincumbered.

And we, Emanuel Matthew Lawrence and wife, Lula Mai Lawrence, do further covenant and bind ourselves, our heirs and

assignes to warrant and forever defend the title to the said land to ~~Sonie~~ Spencer Lee, Jr. and wife, Mary Ellen Lee against the claims of all persons whomsoever.

WITNESS OUR HANDS, on this the 9 day of December, 1980.

Emanuel M Lawrence
EMANUEL MATTHEW LAWRENCE

Lula Mai Lawrence.
LULA MAI LAWRENCE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, MOSE J. DAVIE, a Notary Public in and aforesaid County and State, the within named Emanuel Matthew Lawrence and wife, Lula Mai Lawrence, the bargainors, with whom I am personally acquainted and who acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee.
This 9 day of December, 1980.

NOTARY PUBLIC

My commission expires:
October 21, 1984.

I hereby swear or affirm that the actual consideration or true value for this transfer, which ever is greater is $9,000.00.

Spencer Lee, Jr.
AFFIANT

Sworn to and subscribed before me this 22nd day of ~~December~~ Feb, 1982.

E. Brashears
DEPUTY REGISTER

FEB 22 1982
FEE REGISTER DAVIDSON COUNTY, TENN.
07 PM '82
IDENTIFICATION REFERENCE
5801588

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

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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 |
|---|---|---|---|---|

9000.00- CO
23.40 CO TX
.50 PRFEE
6.00 WDEED
CASH 29.90-
3687A02/22/82 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 80588

IDENTIF. REFERENCE

FEB 22 2 07 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 868176