FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Glenn Sager
Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, ~~THIS THE~~ 22nd DAY OF February 19 84.

B. Edwards
~~Notary Public~~

~~MY COMMISSION EXPIRES:~~ Dep. Reg.
(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
Glenn E. Sager, 923 Main St. Nashville, Tenn. 37206
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Wayne Spencer (NAME)	Owner (NAME)	Map 94-1
520 So.12th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 18
Nashville, Tenn. 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, RUBY SMITH, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD WAYNE SPENCER, a single person

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 and being Lot No. 33 on the Map of Payne, Blakemore & Cummings' Addition to Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the west side of South 12th Street and runs back between parallel lines along the north margin of Eastside Avenue, formerly Ashworth Avenue, 161 feet to an alley in the rear.

Being the same property conveyed to Ruby Smith and Margaret S. Stampfli, by deed, from S. K. Grayson and wife, Frances E. Grayson of record in Book 5414, page 500, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Ruby Smith, by quitclaim deed, from Margaret S. Stampfli of record in Book 6223, page 270 Register's Office for Davidson County, Tennessee

10438

IDENTIF. REFERENCE

FEB 22 11 42 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL EXP.

CASH

This is ( ) unimproved (X) improved property, known as 520 So. 12th Street, Nashville, Tenn. 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

02/22 32.50-

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 my hand this 21 day of February, 19 84

Ruby Smith

4765

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Thelma M. Sager, a Notary Public in and for said County and State, the within named Ruby Smith

the 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 21 day of February 19 81.

Commission expires Jan. 19, 1986

Thelma M. Sager
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
Ruby Smith

TO
Gerald Wayne Spencer

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			10000.00- CAMT.	
			26.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	32.50-
4765A02/22/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 3 8 1

IDENTIF. REFERENCE

FEB 22 11 42 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14927