This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ERMA F. FLOWERS and son,
ARTHUR WARFIELD FLOWERS

TO

CHARLES L. SPICER and wife,
AUGUSTINE B. SPICER

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney-at-Law
1119 Stahlman Bldg., Nashville, Tenn.

BOOK 6552 PAGE 362

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles L. Spicer et ux. (NAME) | Charles L. Spicer, et ux. (NAME) | 92-2-159 |
| 2703 Meharry Blvd. (STREET ADDRESS OR ROUTE NUMBER) | 2703 Meharry Blvd. (STREET ADDRESS) | 11W-2230 |
| Nashville, Tenn. 37208 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37208 (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

J02999

IDENTIF. REFERENCE

MAY 8 4 21 PM '85

FEE $ TAX $ REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 5,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 1985

Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

For and in Consideration of the sum of Five Thousand & 00/100 ($5,000.00) DOLLARS

cash in hand paid, the receipt of all of which is by us acknowledged,

we, Erma F. Flowers, a widow, and son, Arthur Warfield Flowers,

have bargained and sold, and by these presents do transfer and convey unto the said Charles L. Spicer and wife, Augustine B. Spicer,

and 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. 34 of Block 4 on the Map of the Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

SAID Lot No. 34 fronts 50 feet on the south side of Meharry Blvd. (formerly Heffernan Street) and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Mattie Flowers, a widow, by deed from Maudie White, formerly Maudie White Childs, of record in Book 3618, page 471, Register's Office for Davidson County, Tennessee. The said Mattie Flowers having since died, leaving Sherman G. Flowers and Harris Flowers as her only heirs-at-law. The said Sherman G. Flowers having conveyed his interest to Harris Flowers by deed recorded in Book 5032, page 776, Register's Office for said County. The said Harris Flowers having since died, leaving Erma Flowers and Arthur Warfield Flowers as his only heirs-at-law.

05/08 2nd

1064

BOOK 6552 PAGE 363 WD-2

This is unimproved (XX) improved ( ) property, known as 2703 Meharry Blvd., Nashville, Tennessee 37208
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles L. Spicer and wife, Augustine B. Spicer, and their heirs and assigns, forever.

And we do covenant with the said Charles L. Spicer and wife, Augustine B. Spicer 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, except for current year's taxes which are pro-rated this date and assumed by Grantees.

And we, Erma F. Flowers and son Arthur Warfield Flowers, do further covenant and bind -ourselves and our- heirs and representatives, to warrant and forever defend the title to the said land to the said Charles L. Spicer and wife, Augustine B. Spicer, and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 24 day of April, 19 85

Erma F. Flowers

STATE OF ~~TENNESSEE~~ CALIFORNIA )
COUNTY OF ~~DAVIDSON~~ ALAMEDA )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erma F. Flowers

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 Oakland, Alameda County, California, ~~Tennessee~~, this 24 day of April, 19 85

, Notary Public.

Commission expires

Take as is

STATE OF California )
COUNTY OF Alameda )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Warfield Flowers, the bargainor, 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 Oakland, California, on this 25 day of April, 1985.

James H. Blackwell
Notary Public

My Commission Expires: Oct. 6, 1986.

OFFICIAL SEAL
JAMES H BLACKWELL
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My comm. expires OCT 6, 1986

CAT. NO. NN00627
TO 1944 CA (1–83)

**TICOR TITLE INSURANCE**

BOOK 6552 PAGE 364

(Individual)

STATE OF CALIFORNIA
COUNTY OF San Francisco } ss.

On April 24, 1985 before me, the undersigned, a Notary Public in and for said State, personally appeared Erma F. Flowers

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature Susan Chester Bryson

OFFICIAL SEAL
SUSAN CHESTER BRYSON
NOTARY PUBLIC - CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO
My Comm. Expires April 7, 1989

(This area for official notarial seal)

STAPLE HERE

CAT. NO. NN00627
TO 1944 CA (1–83)

**TICOR TITLE INSURANCE**

(Individual)

STATE OF CALIFORNIA
COUNTY OF San Francisco } ss.

On April 24, 1985 before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Trace Flowers

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Susan Chester Bryson

OFFICIAL SEAL
SUSAN CHESTER BRYSON
NOTARY PUBLIC - CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO
My Comm. Expires April 7, 1989

(This area for official notarial seal)

STAPLE HERE

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6552 PAGE 365

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

5000.00- CAMT.
13.00 CSTAX
.50 PRFEE
9.00 WDEED
CASH 22.50-
5901 05/08/65 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J02999

IDENTIF. REFERENCE

MAY 8 4 21 PM '65

REGISTER
DAVIDSON COUNTY, TN

No. 132632