Box 23 BOOK 6038 PAGE 417

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Paul W. Smith, etux 2609 Pleasant Green Rd. Nashville, TN 37214	Same	Map 62-15 Parcel 40 3DZ-50218

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Gordon R. Spencer and wife, Rhea Nell Spencer, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Paul W. Smith and wife, Annie L. Smith, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 94 on the Plan of Section II, Sutherland Heights, of record in Book 2663, Page 58, Register's Office for said County.

Said Lot No. 94 fronts 135 feet on the north side of Pleasant Green Road and runs back 257 feet on the east line and 240.3 feet on the west line to a dead line in the rear measuring 205 feet thereon.

BEING the same property conveyed to Gordon R. Spencer and wife, Rhea Nell Spencer by deed from Paul L. Whitlock and wife, Jerlene S. Whitlock of record in Book 4302, Page 393, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 2663, Page 58, said Register's Office, and Restrictive Covenants of record in Book 2745, Page 403, and Book 2795, Page 97, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 2609 Pleasant Green Rd., Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Paul W. Smith and wife, Annie L. Smith, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

3145.4

IDENTIFICATION REFERENCE

AUG 26 2 21 PM '85

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

WITNESS our hands on this the 23rd day of August, 1985.

Gordon R. Spencer
Gordon R. Spencer

Rhea Nell Spencer
Rhea Nell Spencer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gordon R. Spencer and wife, Rhea Nell Spencer, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 23rd day of August, 1985.

Linda Warden
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

Paul W. Smith
Affiant

Subscribed and sworn to before me this the 23rd day of August, 1985.

Linda Warden
NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 5839 PAGE 443

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69000.CO- CAMT.	
			179.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	185.90-
0944A	08/26/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31454

IDENTIFICATION REFERENCE

AUG 26 2 21 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166826