FILE BOX 45

BOOK 6727 PAGE 785

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,946.87

E. J. Spicer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 1985

Patricia Ruchelle
Notary Public

MY COMMISSION EXPIRES: 9/6/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. J. Spicer	Gill Companies	MAP 119-13
(NAME)	(NAME)	
521 Morton Avenue	P. O. Box 910907	PARCEL 193
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Dallas, TX 75391	6DA37173
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Miriam Phyllis Smelser (formerly Miriam Phyllis Brown) and husband, Leslie Edward Smelser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. J. Spicer and wife, Betty J. 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. 65 on the Map of College Heights, as of record in Book 332, page 19, Register's Office for Davidson County, Tennesssee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Miriam Phylls Brown, unmarried, by deed from Wayne Smelser, of record in Book 6339, page 501, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Miriam Phyllis Brown, unmarried, to Donald L. Poleway and D. Gene Merrill, Trustee, for Dominion Bancshares Mortgage Corporation, dated June 14, 1984, and filed for record in Book 6339, Page 504, Register's Office for said County, with an unpaid principal amount of approximately $50,946.87, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

5 6 6 0 9

IDENTIFI REFERENCE

DEC 5 2 12 PM '85
FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY TN

This is improved (XX) unimproved ( ) property, known as 521 Morton Avenue, Nashville, TN 37211
(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 heir 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 covey 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 hand s this 27th day of November, 19 85

Leslie Edward Smelser
Leslie Edward Smelser

Miriam Phyllis Smelser
Miriam Phyllis Smelser

**Leslie Edward Smelser is joining in this conveyance to convey any and all marital rights he may have to said property.

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miriam Phyllis Smelser and husband, Leslie Edward Smelser

(or proved to me on the basis of satisfactory evidenc

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 27th day of November 19 85

Commission expires 2/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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 _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Miriam Phyllis Smelser
Leslie Edward Smelser

TO

E. J. Spicer
Betty J. Spicer

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6727 PAGE 787

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

147.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 6 0 9

IDENTIFT REFERENCE

DEC 5 2 38 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

No. 198424