BOOK 6765 PAGE 282

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.

Jo Ann Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 1985

Betty B. Dinkins
Notary Public

MY COMMISSION EXPIRES: May 10, 1986
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, Attorneys Title Company, Inc. 222 Third Ave. North
NAME ADDRESS Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Spencer	Jerry Spencer	105-13-340
242 New Sawyer Brown Rd (NAME)	(NAME) 242 New Sawyer Brown Rd	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (P.O. ZIP) 646-6605	(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, John Carney, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry D Spencer

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, being Lot No. 34 on the Map of Waldkirch Subdivision of Lots Nos. 8 and 9, in W. L. B. Lawrence Plan of Lots, as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the southerly side of Caroline Avenue and runs back 160 feet between parallel lines to an alley.

Being the same property conveyed to John Carney and wife, Fannie Carney, by deed from Miss Shirley Jan Wimmer, Mr. Owen Murray Wimmer, Jr., Miss Mary Rowena Wimmer, Mrs . Martha Ann Moore and Mrs. Georgia Lee Turbeville of record in Book 4410, page 223, Register's Office for Davidson County, Tennessee. The said Fannie Carney having since died.

This Conveyance is made subject to a 5 foot permanent easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5517, page 364, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 921 Bradford Avenue (House Number) (Street) Nashville, Tennessee (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 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 19th day of December, 19 85

X John Carney
John Carney

STATE OF TENNESSEE }
Davidson County }

BOOK 6765 PAGE 283

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Carney, unmarried

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December 19 86

Commission Expires 7-18-87

Alice S. Rogers Notary Public

ALICE S. ROGERS NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

JOHN CARNEY

TO

JERRY SPENCER

69856

IDENTIFICATION REFERENCE

JAN 17 3 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6765 PAGE 284

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
			22500.00- CANT.	
			58.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	65.00-
7092A01/17/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 8 5 6

IDENTIFT REFERENCE

JAN 17 3 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 211818