G 252437

WARRANTY DEED

BOOK 5996 PAGE 16

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl B. Coursey	Mortgage Corporation of the South	
(NAME)	(NAME)	
921 Bradford Avenue	2119 6th Avenue, North	MAP 105-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Birmingham, Alabama 35203	PARCEL 340
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- Dollars,

Cash in hand paid by Earl B. Coursey and Barbara A. Brewster and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Jerry D. Spencer and wife, Michele D. Spencer

have this day bargained and sold, and do hereby transfer and convey unto the said Earl B. Coursey, and, Barbara A. Brewster

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

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 Jerry D. Spencer, by deed from John Carney, unmarried of record in Book 6765, page 282, Register's Office of Davidson County, Tennessee.

The said Michele D. Spencer joins in the execution of this instrument for the purpose of conveying any and all rights, title and interest she may have in the above described property by reason of her marital status

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63,000.00

Subscribed and sworn to before me this the 22nd day of September, 19 86

Affiant

My commission expires: 5-11-90 (Affix Seal)

Notary Public

unimproved
This is improved ( ) property, known as 921 Bradford Avenue, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

$2.90

Witness our hands this 22nd day of September, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jerry D. Spencer

Michele D. Spencer

BOOK 6996 PAGE 17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me ~~the undersigned~~, *a Notary Public in and for said County and State* Jerry D. Spencer and wife, Michele D. Spencer

the within named bargainor S, *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 at Nashville, *Tennessee, this* 29th *day of* September, *19* 86.

Notary Public

Commission expires 3-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

~~Jerry D. Spencer~~

TO

Earl B. Coursey etal

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN
OCT 1 11 29 AM '86

IDENTIFICATION REFERENCE

48149

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

RECEIVED OF _____

FOR _____

BOOK 6996 PAGE 18

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

6300.00- CAPIT
17.60 CSTAX
.50 PRFEE
6.00 WDEED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.60- CSTAX
176.40 CSTAX
CHECK 192.90-
BC47A1C/01/86 BAL .00-

48149
IDENTIFICATION REFERENCE
Oct 1 11 29 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301507