ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Samella W. Spence (NAME)	SAME (NAME)	59-10
3745 Westport Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	30
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7146 PAGE 10

For and in consideration of the sum of SEVENTEEN THOUSAND EIGHTY-TWO AND 65/100 ----------($17,082.65)---------- DOLLARS

cash in hand paid by GRANTEE to GRANTOR, I, ESTER J. JUNIOR, JR., herein called GRANTOR, joined in this conveyance by his wife, EVA W. BURTON-JUNIOR, for the purpose of conveying any and all right, title and interest which she might have in the following described property as the spouse thereof,

have bargained and sold, and by these presents do transfer and convey unto the said SAMELLA W. SPENCE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

One-half of and all of GRANTOR'S right, title, and interest in and to the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Royal Garden Estates, Section I, as of record in Book 3700, page 29, Register's Office of Davidson County, Tennessee.

Said Lot No. 17 fronts 108 feet on the westerly side of Dunbar Drive and extends back between parallel lines, 75 feet to a deadline.

Being the same property conveyed to Ester J. Junior, Jr. and wife, Samella W. Junior by deed from W. C. Allen and wife, Irene N. Allen, of record in Book 4356, page 367, Register's Office of Davidson County, Tennessee; and also being one-half undivided interest conveyed to Ester J. Junior, Jr., as tenant in common with his former wife, Samella W. Junior Spence, owning the remaining one-half undivided interest in said property, by Final Decree of Divorce, entered and recorded in Minute Book 117D, page 1172, Circuit Court Clerk's Office of Davidson County, Tennessee, the said Samella W. Junior being one and the same person as Samella W. Spence, the GRANTEE herein.

There is an outstanding mortgage on the above described property held by Metropolitan Federal Savings and Loan in Nashville, payment of which the Grantee hereby assumes.

unimproved ( )
This is improved (XX) property, known as 3853 Dunbar Drive (House Number) (Street)
Nashville, Tennessee 37207 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 4th day of FEBRUARY, 19 87.

Ester J. Junior

ESTER J. JUNIOR, JR.

Eva W. Burton-Junior

EVA W. BURTON-JUNIOR

STATE OF GEORGIA
COUNTY OF BIBB

BOOK 7146 PAGE 11

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ESTER J. JUNIOR, JR. and wife, EVA W. BURTON-JUNIOR

the bargainors, 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 655 New Street, Macon, GA, this 4th day of FEBRUARY, 1987.

My commission expires 5/8/90 Notary Public Vonceil Pittard

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

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

Notary Public

Commission expires

STATE OF GEORGIA
COUNTY OF BIBB

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,082.65
This is equal to or greater than the property would bring at a fair and voluntary sale.

ESTER J. JUNIOR, JR.

Sworn to and subscribed before me
this 4th day of FEBRUARY, 1987.

My commission expires 5/8/90 Notary Public Vonceil Pittard

This instrument was prepared by:

Julian W. Blackshear, Jr., Attorney, Suite 201, Citizens Plaza, Nashville, TN. 37219
Name Address

3978 WARRANTY DEED CHECK 9.6849

FROM ESTER J. JUNIOR, JR., et ux IDENTIFICATION REFERENCE

TO SAMELLA W. SPENCE

FEB 24 2 58 PM '87
FELIX J. WILSON III REGISTER
DAVIDSON COUNTY, TN

Petway, Blackshear & Smith
Attorneys at Law
201 Citizens Plaza
Nashville, Tennessee 37219
(615) 244-4850

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7146 PAGE 12

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

17088.65- CANT.
47.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 54.00-
3978A02/24/87 BAL .00

9:6:8 4 9 IDENTIFICATION REFERENCE

FEB 24 2 59 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 49267