File Day 6
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BOOK 7393 PAGE 686

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Verne E. Allen	SAME	Map 159-2
(NAME) 310 25th Avenue, North	(NAME)	Parcel 48
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37203	(STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	(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, Clyde Spencer, Jr. and wife, Joy O. Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Verne E. Allen

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. 57 on the Plan of Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Clyde Spencer, Jr., by deed from Dukes & Dukes Development Corporation, of record in Book 7138, page 208, Register's Office for said County.

The above property is conveyed subject to the following:

1. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 7079, page 995, as corrected in Book 7238, page 736, said Register's Office.

2. All matters as shown on the Plan of record in Book 6900, pages 167-171, said Register's Office.

3. Deed of trust of record in Book 7138, page 213, said Register's Office.

4. Financing statements of record in Book 7138, page 224 and Book 7139, page 954, said Register's Office.

7921 0

IDENTIFICATION REFERENCE

NOV 2 3 43 PM '87

DAVIDSON COUNTY, TN

unimproved ( )

This is improved (XX) property, known as 1204 Beddington Park, Nashville, Tennessee 37215
(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 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 successors, assigns 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 hands this 30th day of October, 1987

Clyde Spencer, Jr.

Joy O. Spencer

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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 Clyde Spencer, Jr. and wife, Joy O. Spencer 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 30 day of Oct., 1987

Commission Expires: October 9, 1991

R. Clay Bond Jr.
Notary Public

STATE OF)

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 this oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) 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 official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

Clyde Spencer, Jr. and wife,

Joy O. Spencer

TO

Verne E. Allen

RETURN TO:

Dearborn & Ewing

ATTORNEYS

NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 575,000.00

Subscribed and sworn to before me this 30 day of Oct., 1987

My Commission Expires: October 9, 1991

R. Clay Bond Jr.
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.2.1.0

IDENTIFICATION REFERENCE

NOV 2 3 43 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 32069