Mail

**THIS INSTRUMENT PREPARED BY:**

WAITS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***38,500.00.

Constance E. Kaylor
Affiant

Subscribed and sworn to before me this 22nd day of November, 1993.

Notary Public

My Commission Expires: 1-23-94

93 NOV 29 AM 11:55

REGISTER
DAVIDSON COUNTY, TN.

90050

IDENTIFICATION REFERENCE

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| CONSTANCE E. KAYLOR<br>1704 Sharpe Avenue<br>Nashville, TN 37206 | FIRST TENNESSEE BANK<br>P.O. Box 474<br>Memphis, TN 38101 | MAP 83-2<br>PARCEL 291<br>27W-22245 |

3133 11/29 0101 03CHECK 151.45

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 ($***38,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **JOHNNY B. SPICER, JR., married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **CONSTANCE E. KAYLOR, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 50.0 feet of Lots Nos. 1 and 2 on the Map of Thompson Bond's Subdivision of the north part of Lot No. 6 on the Map of Brwonsville of record in Book 547, page 39, Register's Office for Davidson County, Tennessee.

SAID parts of said lots front 50.0 feet on the southerly side of Sharpe Avenue and extend back between parallel lines, along the westerly margin of a 15.0 foot alley, 150.0 feet to a dead line in the rear.

BEING the same property conveyed to Johnny B. Spicer, Jr. unmarried, by deed from Joe Allen Westmoreland and wife, Lee Westmoreland, of record in Book 5968, page 200, Register's Office for Davidson County, Tennessee; the said Johnny B. Spicer, Jr. having since married.

Misty Rose Spicer, spouse of Johnny B. Spicer, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1704 Sharpe Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and

possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Thompson Bond's Subdivision of Brownsville, of record in Book 547, page 39, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of November, 1993.

Johnny B. Spicer Jr.
JOHNNY B. SPICER, JR.

Misty Rose Spicer
MISTY ROSE SPICER

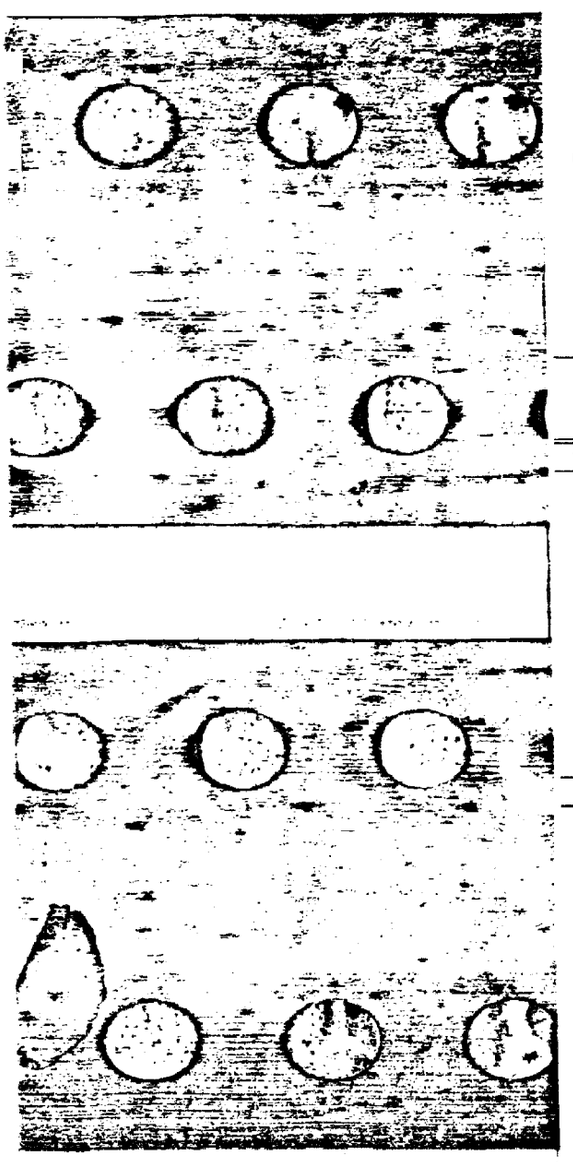
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHNNY B. SPICER, JR. and MISTY ROSE SPICER, the bargainors, 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 this 22nd day of November, 1993.

Notary Public

My Commission Expires:
12-23-94



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9165 PAGE 73

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT | 38500.00 |
| | | | CON TX | 142.45 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 151.45 |
| | | | CHECK | 151.45 |
| 11/29/93 | 01 | | 11:55 0001 | 3133 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

90050
IDENTIF. & REFERENCE

93 NOV 29 AM 11:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.726846**