BK 3769

Book 3769 Page 63

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth C. Spain, et ux (NAME:)	Kenneth C. Spain, et uc (NAME:)	
4613 Villa Green Drive (STREET ADDRESS OR ROUTE NUMBER)	4613 Villa Green Drive (STREET ADDRESS)	
Nashville, Tennessee (12) (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (12) (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00

Ten and no/100 ---------- DOLLARS

cash in hand paid, together with other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Arthur F. Niemoeller and wife, Janne Z. Niemoeller have bargained and sold, and by these presents do transfer and convey unto the said Kenneth C. Spain and wife, Virginia A. Spain

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

Being in the 7th Civil District of said County, Being Lot No. 98 on the Plan of Section II, First Addition, Seven Hills, as of record in Book 2663, page 51, Register's Office for said County.

Said Lot No. 98 fronts 153 feet on the west side of Villa Green Drive, and runs back between parallel lines 285 feet to a dead line.

Being the same property conveyed to Arthur F. Niemoeller and wife, Janne Z. Niemoeller, by deed from David P. McLain and wife, Alma B. McLain, as of record in Book 3344, page 91, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4613 Villa Green Drive, Nashville 12, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 our hands this 24th day of June, 19 64

Janne Z. Niemoeller

Arthur F. Niemoeller

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