WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO BOOK 3826 PAGE 987

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B.F.Spruill et ux, Frances (NAME)	Guaranty Mortgage Co. (NAME)	Map 74-16
5020 Bonnahill Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 74 M.D.
Donelson, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville Tenn. (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - - -

TEN & NO/100- DOLLARS

Cash in hand paid by B. F. Spruill and wife, Frances Spruill, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, Carl G. Clark and wife, Jo Ann Clark, have bargained and sold, and by these presents do transfer and convey unto the said B. F. SPRUILL AND WIFE, FRANCES SPRUILL their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 411 on the Plan of Hermitage Hills, Section V, of record in Book 3300, pages 1 and 2, Register's Office for said County, described as follows:

Said Lot No. 411 fronts 80 feet on the northwesterly margin of Bonnahill Drive and runs back between lines measuring 177.15 feet on the southwesterly side and 154.25 feet on the northeasterly side, to a dead line in the rear on which it measures 84.61 feet.

Being the same property conveyed to Carl G. Clark and wife, Jo Ann Clark, by deed from F. E. Stratton, Jr. and wife, Bettie Stratton, of record in Book 3343, page 271, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, setback lines, etc. applicable to said property.

This conveyance is made subject to a deed of trust to Herschel Greer, Trustee, of record in Book 3354, page 201, Register's Office for Davidson County, Tennessee, securing payment of a note in the original principal amount of $15,900.00 plus interest, owing to Guaranty Mortgage Company of Nashville.

This (unimproved / improved (OK)) property, known as 5020 Bonnahill Drive, Donelson, 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 hand S this 28 day of October, 1964

Carl G. Clark

Jo Ann Clark

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Carl G. Clark and wife, Jo Ann Clark

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 _____, Tennessee, this 28 day of October, 19 64.

Commission expires Aug. 3, 1968

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

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 (his 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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

CARL G. CLARK AND WIFE,

JO ANN CLARK

TO

B. F. SPRUILL AND WIFE,

FRANCES SPRUILL

56341

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 29 [illegible]

110 PAGE 318

2.00

REG. M.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 25.43
PROBATE .50
TOTAL $ 25.93

OCT 29 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID OCT 29 1964

CT