TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
EDWARD R. SPRADLIN & WIFE, MILDRED J. SPRADLIN AND JAMES M. SPRADLIN	Guaranty Mortgage Company (NAME)	6D-38470
517 Westcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Map 147-14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 118 M.O.

BOOK 3870 PAGE 438

For and in consideration of the sum of ----------$16,950.00---------- Sixteen Thousand, Nine Hundred, Fifty and no/100 ---------- DOLLARS cash in hand paid by EDWARD R. SPRADLIN AND WIFE, MILDRED J. SPRADLIN AND JAMES M. SPRADLIN

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, HALLMARK CONSTRUCTION COMPANY, a Tennessee Corporation

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, 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. 305 on the Plan of Candlestick Farms, Section III, as of record in Book 3500, page 98, Register's Office for said, County, and described as follows:

BEGINNING at a point in the west margin of Westcrest Drive, at the corner of Lots Nos. 304 and 305; thence with the line between said lots, west 90 feet to a point; thence southwesterly 114.8 feet to a point in the northerly margin of an unnamed 60-foot street; thence with the margin of the same, easterly around a slight curve, 114.3 feet to the beginning of a curve; thence around a curve, in a northeasterly direction 39.3 feet to a monument in the west margin of Westcrest Drive; thence with the margin of the same, north 103.4 feet to the point of beginning.

BEING part of the property conveyed to Hallmark Construction Company, a Tennessee Corporation, by deed from B.F. Hill, Sr., and wife, as of record in Book 3339, page 479, and by deed from Evergreen Land Company, as of record in Book 3641, page 274, both in said Register's Office. This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is improved (X) unimproved ( ) property, known as 517 Westcrest Drive, Nashville, 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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 8th day of March, 1965.

HALLMARK CONSTRUCTION COMPANY

Attest: ----------

By: Theodore H. Pailet
Theodore H. Pailet, Secretary-Treasurer

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 2.50
PROBATE .50
TOTAL $ 3.00

Before me, A.M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Theodore H. Pailet and with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Secretary-Treasurer of the HALLMARK CONSTRUCTION COMPANY, a Tennessee Corporation, the within named bargainor, a corporation, and that (he) as such Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Theodore H. Pailet as such Secretary-Treasurer.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAR 16 1965

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of March, 1965.

My commission expires February 16, 1969

A.M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

DOCUMENTARY 10 CENTS

72735

GUARANTY MORTGAGE CO. OF NASHVILLE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 16 12 04 PM '65

NOTE: PUT REVENUE STAMPS HERE
RECORDING FEE 2.00
DEP. REG.

REGISTER STAMP BELOW

EDWARD R. SPRADLIN AND WIFE, MILDRED J. SPRADLIN AND JAMES M. SPRADLIN
To
HALLMARK CONSTRUCTION COMPANY, a Tennessee Corporation
From

Corporate Warranty Deed

SRS TITLE INSURANCE CORPORATION

TY COURT CLERK'S STAMP