This instrument prepared by: Jack H. Davis, Attorney At Law
2517 Lebanon Road
Nashville, Tennessee 37214

Leonard G. Spears & wife
Pleasant Green Road
Nashville, Tenn.

BOOK 4052 PAGE 437

WARRANTY DEED

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. Map 73-3
SEND TAX NOTICES TO: Murphree Mortgage Company Par 29
ADDRESS: 226 - 3rd Avenue N Nashville, Tennessee 3D mp

For and in Consideration of the sum of ----------

Ten and no/100----------($10.00)---------- **DOLLARS**

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and in further consideration the Grantees, W. A. Sharer, Jr. and wife, Mary Alice Sharer have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust recorded in book 2985, page 277, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

We, Leonard G. Spears and wife, Almeda Spears
have bargained and sold, and by these presents do transfer and convey unto the said
W. A. Sharer, Jr. and wife, Mary Alice Sharer

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. 76 on the Plan of Section II, Sutherland Heights, as of record in Book 2663, page 58, Register's Office for said County.

Said Lot No. 76 begins at a point in the southerly terminus of Pleasant Green Road, at the corner of Lots Nos. 75 and 76, thence with the line between said lots, southwesterly 230.3 feet to a corner of Lot No. 73; thence with the line between Lots Nos. 73 and 76 southeasterly 88.3 feet to a point; thence northeasterly 220 feet to a corner of Lot No. 77; thence with the line between Lots Nos. 76 and 77, Northwesterly 224.8 feet to the southerly terminus of Pleasant Green Road; thence with the margin of same, westerly around a slight curve, 43.57 feet to the point of beginning.

Being the same property conveyed to Leonard G. Spears and wife, Almeda Spears, by deed from Roy R. Tubb and wife, Bonnie B. Tubb, of record in Book 3185, page 608, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. A. Sharer, Jr. and wife, Mary Alice Sharer their heirs and assigns, forever.

And we do covenant with the said W. A. Sharer, Jr. and wife, Mary Alice Sharer, 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.

And we, Leonard G. Spears and wife, Almeda Spears do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. A. Sharer, Jr. and wife, Mary Alice Sharer their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 24th day of August, 1966

Leonard G. Spears

Almeda Spears

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Robert G. Ellis, a Notary Public in and for said County and State, the within named Leonard G. Spears and wife, Almeda Spears

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 24th day of August, 1966.

Notary Public

Commission Expires My Commission Expires October 25, 1969

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

Notary Public

Commission Expires

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

Leonard G. Spears and wife,

Almeda Spears

TO

W. A. Sharer, Jr. and wife,

Mary Alice Sharer

STATE TAX $ 19.93
PROBATE .50
TOTAL $ 20.43

AUG 1 1966

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

PAID AUG 31 1966

DOCUMENTARY
55 CENTS 55

41923

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 31 3 05 PM '66

NOTE: BOOK 1144 PAGE 263
RECORDING FEE $ 2.00
DEP. REG.

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