This instrument was prepared by
William S. Hofstetter, Attorney
American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 4058 PAGE 730

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Richard Spann		MAP 70-4
(NAME:) 401 Toney Road	(NAME:) Same.	7/6 P-153
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ($10.00)

Ten and No/100---------- *DOLLARS*

Cash in hand paid by Richard Spann and wife, Essie Spann, and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, M. H. Webb and wife, Ida Nell Webb

have bargained and sold, and by these presents do transfer and convey unto the said Richard Spann and wife, Essie Spann

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

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described partly according to a survey made by Norris H. Hickerson, Surveyor, revised June 26, 1951, as follows:

Beginning at a point on the westerly margin of Toney Road, said point being South 22° West 205 feet from the southeast corner of the property conveyed to Richard Holder and wife, Nola Holder by deed from M. H. Webb and wife, of record in book 3467, page 601, Register's Office for said County; thence westerly 110 feet, more or less, to a point in the eastern boundary of the Dennis Lovell property; thence south 0° 45' west 80 feet, more or less; thence easterly 80 feet, more or less, to the westerly margin of Toney Road; thence with the same North 22° East 75 feet to the beginning.

Being part of the same real property conveyed to M. H. Webb by deed from Joe B. Webb, Trustee, as of record in Book 4036, page 755, Register's Office for said County.

Water rights in and to a well and pump located to the north of the property herein described are hereby conveyed to the Grantee in this instrument.

unimproved ( ) This is improved (X) property, known as 401 (House Number) Toney Road (Street) Nashville (P. O. Address: City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard Spann and wife, Essie Spann

their *heirs and assigns, forever.*

And we *do covenant with the said* Richard Spann and wife, Essie Spann *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, M. H. Webb and wife, Ida Nell Webb *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Richard Spann and wife, Essie Spann their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 3rd *day of* September, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M. H. Webb

Ida Nell Webb

K4058

BOOK 4058 PAGE 731

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. C. Webb, a Notary Public in and for said County and State, M. H. Webb and wife, Ida Nell Webb

the within named bargainorS, 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 20rd day of September, 19 66.

H C Webb
Notary Public

Commission expires 5/8/67.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

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

.....
Notary Public

Commission expires.....

WARRANTY DEED

FROM

M. H. Webb, et ux

TO

Richard Spann, et ux

44327

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 20 12 10 PM '66

NOTE BOOK 115 PAGE 222
RECORDING FEE $ 2.00
DEP. REG. m

STATE TAX $ 6.00
PROBATE .50
TOTAL $ 6.50

SEP 20 1966
PAID
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

Compliments of

H. C. WEBB & SON
Insurance & Real Estate
914 NORTH FIRST ST. PHONE 262-0713
NASHVILLE, TENN. 37207