BOOK 4176 PAGE 105

THIS INSTRUMENT WAS PREPARED BY:
PERCY PERKINS JR., ATTORNEY
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201
FROM INFORMATION FURNISHED
BY THE PARTIES

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Doyle (NAME:)	SAME (NAME:)	59-14-34
METRO MANOR (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	13D-196 85

For and in consideration of the sum of Ten($10.00) ---------- **DOLLARS** and other valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 2981, Page 215, Register's Office for Davidson County, Tennessee.

GERALD F. SPEARS AND WIFE, MARTHA B. SPEARS

have bargained and sold, and by these presents do transfer and convey unto the said FRANCES DOYLE

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

BEING Lot No. 269 on the Plan of Treppard Heights, Section No. 3, of record in Book 2663, Page 116, Register's Office for said county.

SAID Lot No. 269 fronts 75 feet on the southeasterly side of West Hamilton Avenue and runs back 244 feet more or less on the northeasterly line and 249.3 feet more or less on the southwesterly line to the approximate center line of Whites Creek on which it measures 75 feet.

The above described property is being conveyed subject to restrictions in Book 2752, Page 213, as amended by instrument filed July 18, 1958 in Book 2797, Page 183, said Register's Office.

It is expressly agreed and understood that all right, title and interest in and to the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

BEING the same property conveyed to Gerald F. Spears and wife, Martha B. Spears by deed from Truman C. Flatt and wife, Dorothy T. Flatt in Book 3575, Page 175, Register's Office for Davidson County, Tennessee.



This is unimproved ( ) improved (X) property, known as 3109 (House Number) West Hamilton Rd. (Street) Nashville (P. O. Address: City or Town) Tenn 37218 (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** 28th **day of** September **, 19** 67

Gerald F. Spears
Gerald F. Spears

Martha B. Spears
Martha B. Spears

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thomas C. Jones, a Notary Public in and for said County and State, the within named Gerald F. Spears and wife, Martha B. Spears

the bargainor, 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 28th day of September 19 67

Commission expires May 19-1969

Thomas C. Jones
Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Gerald F. Spears et ux

TO Frances Doyle

90192

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 29 11 11 AM '67
NOTED BOOK 117 PAGE 407
RECORDING FEE $ 3.00
DEP. REG. g

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 180.00
PROBATE $ 18.50
TOTAL

SEP 29 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 29 1967