This instrument was prepared by
Union Trust Company
500 Union Street
Nashville, Tennessee

WARRANTY DEED

BOOK 4179 PAGE 328

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald F. Spears and wife,	Union Trust Company	Map 41-7
Martha B. Spears	(NAME)	
3983 Lawing Drive	500 Union Street	Par. 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

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

TEN AND No/100 *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Union Trust Company, a Tennessee Corporation, existing under the laws of the State of Tennessee,

has
~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Gerald F. Spears and wife, Martha B. Spears, 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. 5 on the Plan of Bell Knob, as of record in book 2854, page 116, Register's Office for said County.

Said lot No. 5 fronts 130 feet on the easterly side of Lawing Drive and extends back 399.3 feet on the northerly line and 417.7 feet on the southerly line to a dead line, measuring 98 feet thereon.

Being the same property conveyed to Union Trust Company, by deed from James Edward Green and wife, of record in book 4129, page 721, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 3127, page 43, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes, 10-foot easement for drainage, anchor easement, 40-foot building setback line from Lawing Drive, and conditions of owners certificate as shown on plan of record in book 2854, page 116, Register's Office for Davidson County, Tennessee, and an easement for right-of-way for laying, constructing, operating, altering, replacing, and removing a pipe line for transportation of natural gas, petroleum and their by-products, under, upon, over and through premises, with rights of ingress and egress and other rights as set out in decree in the cause of Tennessee Natural Gas Lines, Inc., vs. Mattie E. Cayce, et al, Rule No. 38342, of record in Minute Book 100, page 315, First Circuit Court at Nashville, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) 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 Gerald F. Spears and wife, Martha B. Spears, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Gerald F. Spears and wife, Martha B. Spears, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Union Trust Company, a Tennessee Corporation does
~~do~~ *further covenant and bind* itself, its successors and assigns ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* Gerald F. Spears and wife, Martha B. Spears, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 6th *day of* October, 19 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

UNION TRUST COMPANY

BY: Everett H. Carruth Jr.
President

ATTEST: Elizabeth Humphreys
Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Hugh J. Bradley, a Notary Public of the State and County aforesaid, personally appeared Everett A. Covington, Jr., and Elizabeth Murphree, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary of the Union Trust Company, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of October, 1967

Hugh J. Bradley
Notary Public

Commission expires: April 15, 1971.

PAID OCT 9 - 67

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

OCT 9 1967

STATE TAX $ 38.25
PROBATE .50
TOTAL $ 38.75

S. $19.25 $17,500.00

WARRANTY DEED

FROM Union Trust Company

TO Gerald F. Spears et ux

File: Union Trust Co. box

91613

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Oct 9 3 36 PM 67

NOTED BOOK 117 PAGE 4

RECORDING FEE $ 3.00

DEP. REG. M

