THIS INSTRUMENT PREPARED BY: ROBERT F. SPANN, ATTORNEY
242 DANYACREST DRIVE, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4211 PAGE 638	MAP-PARCEL NUMBERS
J. Arthur Spann	Prudential Insurance Co of America	Map. 95-11
(NAME:)	(NAME:)	
Route 1, McCrory Creek Road	P.O. Box 2202	Par. 105
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn., 37214	Jacksonville, Florida 32203	PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by J. Arthur Spann, Sr., and other good and valuable consideration, receipt of which is hereby acknowledged, and the assumption and agreement to pay the unpaid balance on a certain Deed of Trust of record in Book 2892, page 209, Land Mortgage, Book, Register's Office, Davidson County, Tenn., payable to Prudential Ins. Co. of America hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Caroline B. Anderson, a widow,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do 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:

Being Lot No. 46 on the Map of Cloverdale, as of record in Book 2133, Page 9, Register's office for said County.

Said lot No. 46 fronts 115 feet on the easterly side of Adair Road and runs back 137 feet on the northerly line and 157 feet on the southerly line, to a dead line in the rear, measuring 117 feet thereon.

Being the same property conveyed to Sam L. Anderson, and wife, Caroline B. Anderson by deed of Ervin V. Hastings and wife, Virginia Hastings, in Book 2863, Page 631, Register's Office for Davidson County, State of Tennessee.

This conveyance is made subject to restrictions of record in Book 2094, page 87, Register's Office for Davidson County, Tennessee, and to condition of owner's certificate and easement and setback line as shown on plan of record in Book 2133, page 9, said Register's office.

This deed of conveyance is executed and delivered by Caroline B. Anderson, a widow, of Sam L. Anderson, deceased.

It is hereby agreed and understood that all right, title, and interest in and to the escrow account is hereby transferred from the Grantor to the Grantees

This is unimproved ( ) improved (X) property, known as 405 Adair Road, 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 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 hands this the 9 day of February, 1968.

Caroline B. Anderson

STATE OF ~~TENNESSEE~~ Ohio
Davidson County Hamilton

Personally appeared before me, Paul P. Konerman, a Notary Public in and for said County and State, the within named Caroline B. Anderson, the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Reading Ohio, ~~Tennessee~~, this 9 day of February, 1968.

Commission expires

Paul P. Konerman
Notary Public

PAUL P. KONERMAN
Notary Public, Hamilton County, Ohio
My Commission Expires April 16, 1972

WARRANTY DEED

FROM
Caroline B. Anderson

TO
J. Arthur Spann, Sr.

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever, is greater, is $ 893.71 Affiant J. Arthur Spann

Subscribed and sworn to before me this 13 day of Feb. 1968

Deputy Register S. Gentry

05740

STATE TAX $ 23.14
PROBATE .50
TOTAL $ 23.64

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 13 1968

FEB 13 2:36 PM '68
NOTED: BOOK 118 PAGE 263
RECORDING FEE $ 3.00
DEP. REG. R

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Mail
J. A Spann
Rt. 1 Curry Creek Rd.
Nash. Tenn
37214