FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 1968.

Notary Public

MY COMMISSION EXPIRES: 12-13-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Douglas Spears (NAME)	United Mortgagee Servicing Corp. (NAME)	Map 156-13
538 Rural Hill Road (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par 16
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	2D 39780

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JACK WILLIAMS AND WIFE, FRANCES E. WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD DOUGLAS SPEARS AND WIFE, REGINA K. SPEARS

HEREINAFTER CALLED THE GRANTEES, 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. 92 on the Plan of Edge-O-Lake Estates, Section IV, as of record in Book 3600, pages 87 and 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 92 fronts 79.90 feet on the easterly margin of Rural Hill Road and extends back between lines, 150 feet on the northerly line and 148.0 feet on the southerly line, to a rear line measuring 71.57 feet.

BEING part of the same property conveyed to Jack Williams and wife, Frances E. Williams, by deed from Houston T. Ezell and Charles D. Whorley, of record in Book 4208, page 902, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as 538 Rural Hill Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 14th day of August, 1968

Jack Williams — Jack Williams

Frances E. Williams — Frances E. Williams

STATE OF TENNESSEE
Davidson County

BOOK 4260 PAGE 994

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Williams and Frances E. Williams

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 14th day of August 1968

Commission expires 1-13-69

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 (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

JACK WILLIAMS, ET UX

TO

GERALD DOUGLAS SPEARS, ET UX

A 0 9 6 1 4

IDENTIF. REFERENCE

AUG 16 2 06 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

AUG 16 68	CONV	24,300.00				
AUG 16 68	S TAX		A*	63.18		
AUG 16 68	PB FEE		A*	.50		
AUG 16 68	W DEED		A*	3.00	*	66.68