WARRANTY DEED

BOOK 4426 PAGE 212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard G. Spears (NAME)	(NAME)	Map 148-14
3952 Keeley dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pal. 106
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Edward B. Brown and wife, Hattie W. Brown have this day bargained and sold, and do hereby transfer and convey unto the said Richard G. Spears and wife, Joy B. Spears their ~~(successors)~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Colewood Acres, Section III, of record in Book 4175, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 234 fronts 78.9 feet on the northeasterly side of Keeley Drive and extends back 220.0 feet on the northwesterly line and 117.6 feet on the southeasterly line to a line in the rear on which it measures 119.30 feet.

Being the same property conveyed to Edward B. Brown and wife, Hattie W. Brown by deed from Bill Wheeler Construction Co., Inc., of record in Book 4366, page 587, Register's Office for Davidson County, Tennessee, and re-recorded in Book 4423, page 574, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,950.00

Subscribed and sworn to before me, this the 19 day of June 19 70

Affiant

My commission expires: May 22 1970 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as ..... (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard G. Spears and wife, Joy B. Spears their ~~successors~~ heirs and assigns forever. We we are covenant that lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Richard G. Spears and wife, Joy B. Spears, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this 19 day of June, 19 70 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward B. Brown

Hattie W. Brown

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hazel Lee Ross, *a Notary Public in and for said County and State,* Edward B. Brown and wife, Hattie W. Brown

the within named 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* 19 *day of* June, *19* 70

Hazel Lee Ross
Notary Public

NOTARY PUBLIC HAZEL LEE ROSS DAVIDSON COUNTY TENNESSEE

Commission expires May 22, 1970

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 .....

JUN23 70	CONV	22,950.00			
JUN23 70 S'TAX			A*	59.54	
JUN23 70 PR'FEE			A*	.50	
JUN23 70	W'DEED		A*	3.00	* 63.04

WARRANTY DEED

FROM
EDWARD B. BROWN, ET UX

TO
RICHARD G. SPEARS, ET UX

A 81440

T
IDENTIF. REFERENCE

JUN 23 9 00 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON