BOOK 4480 PAGE 546

FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 1971.

Notary Public

MY COMMISSION EXPIRES: July 31, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Douglas et ux	Fidelity Federal Savings &	Map. 18
Nellie Lee Douglas (NAME)	Loan Association (NAME)	Pcl. 6
Rt. # 3, Lickton Pike (STREET ADDRESS OR ROUTE NUMBER)	401 Union	
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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~~ I, Bettie P. Spain, as surviving tenant by the entirety,

HEREINAFTER CALLED THE GRANTOR~~S~~, ~~HAVE~~ has BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Douglas and wife Nellie Lee Douglas, their heirs and assigns,

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:

A parcel of land in the 10th Civil District of Davidson County, Tennessee, the south portion of the original tract of land belonging to T. R. Spain, now deceased, described as follows:

Beginning at an iron pin in the south margin of Lickton Pike, being the northwest corner of this tract and the northeast corner of a tract of land belonging to John L. Draper. (1) Thence S. 15 deg. 00' E. 1417.15 a long a line and fence common to the John L. Draper property to an iron pin in fence corner. (2) Thence S 74 deg. 80' E. 243.0 along fence to an iron pin in fence common to Draper. (3) Thence S 87 deg. 00' E. 180.0 feet along fence to an iron pin at corner of fence common to Draper. (4) Thence N. 38 deg. 50' E. 28.2 feet to an iron pin near fence. (5) Thence N. 29 deg. 08' E. 192.0 along fence to an iron pin near fence. (6) Thence N 39 deg. 25' E. 110.0 feet along fence to an iron pin. (7) Thence N. 36 deg. 01' E. 120.6 feet along fence to an iron pin in fence. (8) Thence N. 36 deg. 56' E. 120.85 along fence to an iron pin. (9) Thence N. 28 deg. 56' E. [illegible] feet along fence to an iron pin. (10) Thence N. 39 deg. 56' E. 135.7 along fence to an iron pin. (11) Thence N. 39 deg. 32' E. 140.0 feet along fence to an iron pin. (12) Thence N. 22 deg. 30' E. 200.0 feet along fence to an iron pin. (13) Thence N. 28 deg. 30' E. 243.0 feet along fence line to an iron pin. (14) Thence N. 22 deg. 30' E. 100.0 feet along fence to an iron pin. (15) Thence N. 60 deg. 01' E. 191.0 feet along fence line to an iron pin. (16) Thence N. 28 deg. 30' E. 204.0 feet along fence line to an iron pin. (17) Thence N. 2 deg. 00' W. 1500 feet along fence line to an iron pin. (18) Thence N. 12 deg. 30' E. 155.0 feet along fence line to an iron pin. (19) Thence N. 11 deg. 30' E. 175.0 feet along fence line to an iron pin. (20) Thence N. 3 deg. 30' W. 112.0 feet along fence crossing creek to an iron pin in the margin of Lickton Pike, being the northeast corner of this parcel and the northwest corner of Martin Tinnon property. (21) Thence S. 73 deg. 30' W. 347.6 feet along the south margin of pike to an iron pin. (22) Thence S. 78 deg. 30' W. 800.0 feet along the margin of said road to an iron pin. (23) Thence S. 73 deg. 30' W. 257.0 feet along margin of road to an iron pin. (24) Thence S. 63 deg. 30' W. 525.0 feet along margin of road to the beginning, and containing 50.2 acres.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

Being the same property conveyed to Herbert Spain and Bettie P. Spain, of record in Book 3404, Page 584, Register's Office for Davidson County, Tennessee. The said Herbert Spain has died since the conveyance and title to the property is now vested in Bettie P. Spain, as surviving tenant by the entirety.

~~unimproved~~ (X)
This is improved (XX) property, known as Route 3, Lickton Pike, Goodlettsville, Tennessee 37072
(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 seised 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 my hand this 16th day of February, 1971

Mrs Bettie P. Spain

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ROGER K. YATES, a Notary Public in and for said County and State, the within named Bettie P. Spain,

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 Madison, Tennessee, this 16th day of February 19 71

Commission expires July 31, 1974

Roger K. Yates
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 _____

FEB18 CONV $20,000.00
FEB18 STAX A* 72.80
FEB18 PRFEE A* .50
FEB18 W'DEED A* 4.50 * 77.80

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

019,256-7

WARRANTY DEED

FROM

BETTIE P. SPAIN,

TO

DONALD R. DOUGLAS ET UX
NELLIE LEE DOUGLAS

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Tides Guaranteed
NASHVILLE, TENN.

305078

IDENTIF. REFERENCE

FEB 18 9 56 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.