WARRANTY DEED

BOOK 4485 PAGE 563

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard E. Carter, Sr. & Thomas C. Binkley	Kimbrough Kavanaugh & Assoc.	Map 96-13
(NAME) Court Square Bldg. James Robertson Parkway	(NAME) Parkway Towers Bldg.	Parcel 90
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the balance owing on an indebtedness secured by deed of trust of record in Book 2428, page 169, Register's Office for Davidson County, Tennessee, securing Kimbrough-Kavanaugh & Associates,

I, Willard Ronald Spivey,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard E. Carter, Sr. and Thomas C. Binkley, as co-trustees for Ronald Rich Spivey, a minor, their

(successors), ~~XXX~~and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 163 on the plan of Twin Lawn Subdivision as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

SAID Lot No. 163 fronts 80 feet on the southerly side of Branwood Drive, and extends back between lines, 158 feet on the westerly side, and 148.1 feet on the easterly side to a dead line in the rear on which it measures 80 feet.

BEING the same property conveyed to Willard Ronald Spivey by deed from Marion P. Ligon as of record in Book 4413, Page 250, Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
Edward J. Gross, Attorney
1601 Parkway Towers
Nashville, Tennessee 37219

mail to →

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,000.00

Subscribed and sworn to before me, this the 11th day of March 19 71

Affiant

My commission expires: 10-30-71 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2807 Branwood Drive, Donelson, Tennessee
(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 E. Carter, Sr. and Thomas C. Binkley, as joint Trustees for Ronald Rich Spivey, a minor, their *(successors),*

~~XXX~~ *and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as herein set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard E. Carter, Sr. and Thomas C. Binkley as joint Trustees for Ronald Rich Spivey, their

(successors), ~~XXX~~ and assigns, against the lawful claims of all persons.

Witness my *hand* ~~XXX~~ *this* 11yh *day of* March, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald E. Spivey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ANNA C. ANDERSON Willard Ronald Spivey *, a Notary Public in and for said County and State,*

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 11th *day of* March, *1971.*

Anna C. Anderson *Notary Public*

Commission expires 10-30-71

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.....

WARRANTY DEED

FROM

Willard Ronald Spivey

TO

Richard E. Carter, Sr. and Thomas C. Binkley, - Co-Trustees

B 07384

IDENTIF. REFERENCE

MAR 11 '4 04 PM '71

REGISTER
DAVIDSON COUNTY, TENN.

	CONV	13,000.00		
S'TAX		A*	33.80	
PRTEE		A*	.50	
	RDED	A*	3.00	* 37.30

Compliments of

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Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
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NASHVILLE, TENNESSEE