WARRANTY DEED

BOOK 4486 PAGE 135

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence W. Speller, etux	Same	Map 116-9
(NAME)	(NAME)	Par. 53
5952 Sedberry Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

----------TEN and No/100 ($10.00)---------- *Dollars,*

the assumption of the balance due on a certain promissory note dated November 3, 1959 in the original sum of $20,600 secured by a deed of trust of record in Book 3012, Page 119 of the Register's Office of Davidson County, Tennessee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Donald L. Maine and wife, Mary L. Maine

have this day bargained and sold, and do hereby transfer and convey unto the said Lawrence W. Speller and wife, Nan E. Speller, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being lot No. 313 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, Page 109, Register's Office for said County.

Said lot No. 313 fronts 130.2 feet on the westerly side of Sedberry Road and extends back 293.4 feet on the northerly line and 443.5 feet on the southerly line to a dead line measuring 281.8 feet thereon.

Being the same property conveyed to Donald L. Maine and wife, Mary L. Maine, by deed from James H. Haley, Jr., unmarried, of record in Book 2993, Page 173, Register's Office for said County.

Subject to 10-foot easement along real line of premises, 100-foot building setback line from Sedberry Road and conditions of owners certificate of record in Book 2663, Page 109, R.O.D.C., Tennessee, agreement in deed from H. G. Hill Realty Company to James H. Haley, Jr., of record in Book 2881, Page 461, R.O.D.C., Tennessee, restrictive covenants of record and 1971 property taxes prorated and assumed by purchasers date of deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 41,500.00

Subscribed and sworn to before me, this the 15 day of March 19 71

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5952 Sedberry Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) Lawrence

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said W. Speller and wife, Nan E. Speller, their

(successors), heirs and assigns forever. We *covenant that* we are *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 stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Lawrence W. Speller and wife, Nan E. Speller, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *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.*

Donald L. Maine 3/15/71
Donald L. Maine

Mary L. Maine
Mary L. Maine

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JOHN T. CONNERS JR *, a Notary Public in and for said County and State,* Donald L. Maine and wife, Mary L. Maine

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* 15th *day of* March, *19* 71.

John T. Conners
Notary Public

Commission expires 5-17-71

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

DONALD L. MAINE, ET UX

TO

LAWRENCE W. SPELLER, ET UX

B 0 7 6 5 3

IDENTIF. REFERENCE

MAR 15 2 45 PM '71

REGISTER
COUNTY, TENN.

This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

MAR 15	CONV	$1,500.00			
MAR 15	S'TAX		A*	107.90	
MAR 15	PR'FEE		A*	.50	
MAR 15	D'DEED		A*	3.00	* 111.40

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
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NASHVILLE, TENNESSEE