BOOK 4490 PAGE 402

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 1971.

Notary Public

MY COMMISSION EXPIRES: May 1, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James L. Bass Attorney at Law Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Iva Lee Spears, et ux (NAME)	HOME FEDERAL SAVINGS & LOAN ASSN. (NAME)	Map 59-15
649 Moormans Arm Road (STREET ADDRESS OR ROUTE NUMBER)	L & C TOWER (STREET ADDRESS)	Par. 202
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	pw

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, Cumberland Builders, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Iva Lee Spears and wife, Maggie B. 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:

Being Lot No. 3 on the Plan of Haynes Acres, as of record in Book 4300, Page 69, Register's Office for Davidson County, Tennessee.

Lot No. 3 fronts 100.00 feet on the easterly side of Moormans Arm Road and extends back 159.00 feet on the northerly line and 250.00 feet on the southerly line to a dead line in the rear, measuring 140.18 feet thereon.

Being a part of the property vested in Cumberland Builders, Inc., by deed from Joe McClure, et. al., of record in Book 4378, Page 726, Said Register's Office.

Conveyance is subject to Owners Certificate, set back lines and easements as shown on plan of record in Book 4300, Page 69, said Register's Office and such restrictions as may be recorded applicable to said property.

This is unimproved ( ) improved (X) property, known as 649 (House Number) Moormans Arm Road (Street) Nashville (P. O. Address) (City or Town) 37027 (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 31st day of MARCH, 1971.

CUMBERLAND BUILDERS, INC

by: President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Virginia Lawrence, a Notary Public within and for the State and County aforesaid, personally appeared L. H. Hardaway, Sr. and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the president and _____ respectively of the Cumberland Builders, Inc the within named bargainor, a corporation, and that (he) (they) as such president 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 L. H. Hardaway, Sr. as such president, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of March, 19 71.

My commission expires May 1, 1974

Virginia Lawrence
Notary Public

L-20,623-9 (D)

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INC

TO

IVA LEE SPEARS, ET. UX.

FILE: Home Federal S & L Assn.

B 0 9 5 8 5

IDENTIF. REFERENCE

APR 1 2 53 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-1??	CONV	27,000.00			
APR-1??	S TAX		A*	70.20	
APR-1??	PR FEE		A*	.50	
APR-1??	W DEED		A*	3.00	* 73.70