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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 1971.

Notary Public

MY COMMISSION EXPIRES: 11-22-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence E. Levine 928 Stahlman Building Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald G. Osten (NAME)	Commerce Union Bank (NAME)	9D 59015
6815 Highland Park Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387 (STREET ADDRESS)	Map 129-15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37206 (CITY) (STATE) (ZIP)	Par 79

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, Barry M. Spero & Wife Merle B. Spero

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Gene Osten and wife Barbara Osten

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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of West Meade Highlands, Section 1, as of record in Book 3700, page 69 and 70 Register's Office for Davidson County, Tennessee.

Beginning at a point in the northwesterly margin of Highland Park Drive, the common corner of Lots No. 36 and 37; thence with a line between said Lots northwesterly 128.2 feet to a concrete monument; thence north 28° 55' east 147.47 feet to a concrete monument in the southwesterly margin of an unnamed street; thence with the margin of same southeasterly 108.00 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southeastwardly 36.91 feet to a concrete monument in the northwesterly margin of Highland Park Drive; thence with the margin of same southwestwardly 98.0 feet to the point of beginning.

Being the same real property conveyed to Barry M. Spero and wife Merle B. Spero by deed from Ronald J. Blaquiere and wife Winifred L. Blaquiere, of record in Book 4310, page 708, Register's Office for Davidson County, Tennessee.

Subject to all liens, easements and restrictive covenants of record.

Prepared from information furnished by the parties.

This is unimproved ( ) improved (X) property, known as 6415 Highland Park Drive Nashville, Tenn. 37205
(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 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 hands this 31st day of May, 1971

Barry M. Spero

Merle B. Spero

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lawrence E. Levine, a Notary Public in and for said County and State, the within named Barry M. Spero and Merle B. Spero

the 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 31 day of May 1971

Commission expires October 26, 1974

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 (his oath / their several oaths) acknowledged (himself / themselves) 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 _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Barry M. Spero

Merle B. Spero

TO
Donald G. Osten

Barbara M. Osten

B 17741

IDENTIF. REFERENCE

JUN 7 11 21 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Mail to:
Charles C. Trabue, III
26th Floor, L & C Tower
Nashville, Tennessee

JUN-7-	CONV	44,500.00			
JUN-7-	S TAX		A*	115.70	
JUN-7-	PR FEE		A*	.50	
JUN-7-	W DEED		A*	3.00	* 119.20