TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

First Federal Savings

(NAME)

Union at Fourth BOOK 4535 PAGE 610

(STREET ADDRESS)

Nashville, Tennessee 37219

(CITY) (ZONE) (STATE)

MAP/PARCEL NUMBERS:

Map 58-11

Pdc. 2

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Marion H. Spears, Jr. and wife, Josephine B. Spears

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, Cumberland Builders, Inc.,

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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. 16 on the Plan of Gold Key Estates, Section 2, as of record in Book 3842, page 265, Register's Office for said County, described as follows: BEGINNING at a point being a concrete monument placed in the northeasterly margin of Drakes Branch Road; said point being the southwesterly corner of Gold Key Estates, Section 1; thence along the said margin of Drakes Branch Road, North 43° 35' west 207.00 feet to a concrete monument placed at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve in a northwesterly direction 39.27 feet to a concrete monument placed in the southeasterly margin of an unnamed street; thence along the said margin of said street, north 46° 25' east and passing a concrete monument at 33.0 feet total distance of 185.47 feet to a concrete monument; thence leaving said unnamed street, south 37° 56' 50" east 225.60 feet to a concrete monument placed in the northwesterly line of said Gold Key Estates, Section 1, thence with a line south 46° 25' west, 188.06 feet to the point of beginning.

Being the same property conveyed to Cumberland Builders, Inc., by deed from Averbuch-Morris, a partnership, of record in Book 4483, page 17, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4760 Drakes Branch Road, Nashville, Tennessee (House Number) (Street) (E.G. Address) (City or Town) (Postal Zone)

Conveyed subject to restrictions & easements of record & taxes for 1971.

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 8th day of September, 19 71

CUMBERLAND BUILDERS, INC.

By: L.H. Hardaway, Sr., President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, [illegible], a Notary Public within and for the State and County aforesaid, personally appeared L.H. Hardaway, Sr. with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (he) to be the President of the Cumberland Builders, Inc. the within named bargainor, a corporation, and that he as such President, 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 [illegible].

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of September, 19 71

My commission expires APR 23 1973

[illegible]
Notary Public.

TENNESSEE TITLE COMPANY

30,600.00

Corporate Warranty Deed

FROM

CUMBERLAND BUILDERS, INC.

To

MARION H. SPEARS, JR. & WIFE JOSEPHINE B. SPEARS

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARC...
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORAT...

FORM NO. 1001

Please mail to- Mr. Marion H. Spears, Jr., 4760 Drakes Branch Road, Nashville, Tenn. 37218

BOOK 4535 PAGE 611

B 2 9 9 6 6

IDENTIF. REFERENCE

SEP 9 3 02 PM '71

FELIX 2. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-9[illegible]		CONV		30,600.00		
SEP-9[illegible]	S'TAX		A*	79.56		
SEP-9[illegible]	PB'FEE		A*	.50		
SEP-9[illegible]		W'DEED	A*	4.00	*	84.06

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 32,600.00

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 8th day of September, 1971

My commission expires: APR 23 1973

Notary Public, in and for the aforesaid State and County.

SCOVILLE NOTARY PUBLIC AT LARGE STATE OF TN