BOOK 4556 PAGE 302 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November 19 71

Notary Public

MY COMMISSION EXPIRES: 7/3/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Spears, et ux (NAME)	FIDELITY FEDERAL S & L ASSOCIATION (NAME)	Map 142-11
7202 Patten Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pcl. 13
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

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, C & S Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Spears and wife, Marjorie A. 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:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Valley West, Section 2, as of record in Book 3600, page 86, Register's Office for said County.

SAID Lot No. 13 fronts 108.0 feet on the northwesterly side of Patten Lane and extends back 160.0 feet on the northeasterly line and 205.0 feet on the southwesterly line to a broken line in the rear measuring 117.8 feet thereon.

BEING part of the same property conveyed to C & S Builders, Inc., by deed from Meg Company of record in Book 4400, page 544, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4474, page 287 easements and setback lines as set forth on the above plan of record and in Book 4421, page 88, and taxes for the year 1971 which have been prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (XXX) property, known as 7202 (House Number) Patten Lane, (Street) Nashville, (P. O. Address) Tennessee (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.

IN WITNESS WHEREOF, C & S BUILDERS, Inc. has caused its corporate name to be signed by ~~Witness my hand this day of 19~~ its duly authorized officer this 23rd day of November, 1971.

C & S BUILDERS, INC.

By: John E. Cain, III, President

STATE OF TENNESSEE
Davidson County

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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, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Cain, III

~~and~~ _____ with whom I am personally acquainted and who upon ~~(his oath)~~ acknowledged ~~(himself)~~ to be the President

~~and~~ _____ ~~respectively~~ of the C & S Builders, Inc.

the within named bargainor, a corporation, and that ~~(he)~~ 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 John E. Cain, III 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 23rd day of November, 19 71.

My commission expires 7/31/72

_____
Notary Public

019,815-3

WARRANTY DEED

FROM

C & S BUILDERS, INC.

TO

CHARLES R. SPEARS, ET UX

B 3 9 1 9 4

IDENTIF. REFERENCE

Nov 24 3 25 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Charles R. Spears

NOV24 71	CONV	36,950.00			
NOV24 71	STAX		A*	95.94	
NOV24 71	PBFEE		A*	.50	
NOV24 71	WDEED		A*	4.00	* 100.44