BOOK 4561 PAGE 349 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 19 71

Notary Public

MY COMMISSION EXPIRES: 11-25-75

(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
James Ivan Spain, et ux (NAME)	HOME FEDERAL SAVINGS & LOAN ASSN. (NAME)	9D 30570
620 Harpeth Parkway East (STREET ADDRESS OR ROUTE NUMBER)	Main Floor, L & C Tower (STREET ADDRESS)	Map 142-15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 38

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, Proctor & Hibbett Construction Co., Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ivan Spain and wife, Elisabeth A. Spain

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. 118 on the Plan of Harpeth Valley Park Subdivision, as of record in Book 3600, page 93, Register's Office for said County.

SAID Lot No. 118 fronts 103 feet on the easterly side of Harpeth Parkway East and runs back between lines 162.9 feet on the northerly side and 173.1 feet on the southerly side to a line at the rear on which it measures 71.8 feet.

BEING property conveyed to Proctor & Hibbett Construction Co., Inc., by deed from John H. Lechleiter, Jr, and wife, Jean R. Lechleiter, of record in Book 4421, page 892, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3857, page 858, easements and setback lines as set forth on the above plan of record, and taxes for the year 1971 which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 620 Harpeth Parkway East, Nashville, Tennessee
(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.

IN WITNESS WHEREOF, PROCTOR & HIBBETT CONSTRUCTION CO. INC., has caused its corporate name to be signed by its duly authorized officer this 10th day of December, 1971.

PROCTOR & HIBBETT CONSTRUCTION CO., INC.

By: James L. Hibbett, President

STATE OF TENNESSEE
Davidson County

BOOK 4561 PAGE 350

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, Jonathan J. Foley, Jr., a Notary Public within and for the State and County aforesaid, personally appeared James L. Hibbett

and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the Proctor & Hibbett Construction Company, Inc. the within named bargainor, a corporation, and that (he) as such President and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James L. Hibbett 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 10th day of December, 19 71.

My commission expires 11-9-75

_____
Notary Public

WARRANTY DEED

FROM

PROCTOR & HIBBETT CONSTRUCTION CO., INC.

TO

JAMES IVAN SPAIN, ET UX

B 4 1 4 5 7

IDENTIF. REFERENCE

Dec 15 9 21 AM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 15	CONV	25,300.00			
DEC 15	STAX		A*	65.78	
DEC 15	RFEE		A*	.50	
DEC 15	WDEED		A*	4.00	* 70.28

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: James L. Spain
Route 20 Hunters Parkway
Hendersonville, Tenn. 37075