WARRANTY DEED

BOOK 4615 PAGE 123

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnnie W. Spears Jr & Wife Doris P. (NAME)	Same (NAME)	
338 Bell Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	149-4
Nashville (CITY) 37217 (P. O. ZONE) Tenn (STATE)	(CITY) (ZONE) (STATE)	47 pcl

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4607, page 344, Register's Office for Davidson County, Tennessee.

We, W. J. Johnson and wife, Annie L. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said

Johnnie W. Spears, Jr. and wife, Doris P. Spears

their ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, shown as Lot No. 1 of Tract "A" on a re-survey by Line & Grade, Elbert F. Luther, Surveyor, Brentwood, Tennessee, more particularly described as follows:

Beginning at an iron pin in the northwesterly margin of Bell Road, said pin being the northeast corner of Lot No. 3 and the southeast corner of Lot No. 1; thence leaving said margin of Bell Road north 62° west 180.0 feet to an iron pin;thence north 41½° east 191.2 feet to an iron pin; thence south 67° 30' east 200 feet to an iron pin in the northwesterly margin of Bell Road; thence with said margin south 41° west 220.0 feet to the point of beginning, containing 0.9 acre, more or less.

Being the same property conveyed to W. J. Johnson and wife, Annie L. Johnson by deed from Jack P. Hamlett and wife, Nancy Ann Hamlett of record in Book 4607, page 342 and by deed of correction of record in Book 4613, page 431, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purshasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,950.00

Subscribed and sworn to before me, this the 29 day of June 1972

Affiant Johnnie W. Spears Jr

My commission expires: May 22, 1974 (Affix Seal)

Notary Public Houston Reed

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Johnnie W. Spears, Jr. and wife, Doris P. Spears,

their ~~successors~~, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Johnnie W. Spears, Jr. and wife, Doris P. Spears, their

~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 29 day of June, 1972, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

W. J. Johnson
Annie L. Johnson

Johnnie W. Spears Jr.
Doris P. Spears

This Instrument Was Prepared By

Phillip Davidson (gh)

Of The Law Firm Pedigo & Saindon

Hahn n Building; Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hanton Reas, a Notary Public in and for said County and State, W. J. Johnson and wife, Annie L. Johnson the within named 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 29 day of June, 1972.

Hanton Reas
Notary Public

Commission expires May 22, 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
Notary Public

Commission expires _____

JUN 30 72 CONV 15,950.00
JUN 30 72 S'TAX A* 41.34
JUN 30 72 PR'FEE A* .50
JUN 30 72 W'DEED A* 4.00 * 45.84

WARRANTY DEED

FROM

W. J. JOHNSON, ET UX

TO

JOHNNIE W. SPEARS, JR., ET UX

B 65692

IDENTIF. REFERENCE

JUN 30 10 51 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON