BOOK 4649 PAGE 701 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500.00

Shirley L. Jansson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October 1972

Brooks Floyd
Notary Public

MY COMMISSION EXPIRES: 2/6/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Attorney, 338 White Bridge Rd. Nash., Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth I. Spake (NAME)	Same (NAME)	
Route #1 Old Charlotte Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	126
Pegram, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24

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, Gertrude M. Baldwin, surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth I. Spake and wife, Lynn A. Spake

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 the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 29, 1957 as follows:

BEGINNING at a point in the westerly margin of Old Charlotte Road, said point being N 2 deg. E. 725 feet from the northwesterly intersection of said road and U. S. Hwy. 70; thence N. 88 Deg. W. 698.2 feet to a point; thence N 8 deg. 49' E. 151 feet to a point; thence S 88 deg. E. 680.7 feet to a point in the westerly margin of said road; thence southwardly, with the margin of the same, 150 feet to the point of beginning.

BEING the same property conveyed to Leonard Baldwin and wife, Gertrude M. Baldwin by deed from Melvin E. Deal and wife, Mary Ann Deal of record in Book 3765, page 285, Register's Office for Davidson County, Tennessee. The said Leonard Baldwin having died on 3/16/69.

This is unimproved ( ) improved (X) property, known as Route # 1 Old Charlotte Rd., 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.

Witness our hand s this 23 day of October, 1972

Gertrude M. Baldwin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gertrude M. Baldwin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23 day of October, 1972

Commission expires 2/31/73

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

L-50,496-2

SJ

WARRANTY DEED

FROM

GERTRUDE M. BALDWIN

TO

KENNETH I. SPAKE AND WIFE, LYNN A SPAKE

File..HOme Federal

B 8 1 5 4 8

IDENTIF. REFERENCE

OCT 25 3 08 PM '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 25 72	CONV	24,500.00			
OCT 25 72	S TAX		A*	63.70	
OCT 25 72	PR FEE		A*	.50	
OCT 25 72	W DEED		A*	4.00	* 68.20