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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 1973.

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jonathan 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
Clifford E. Sanspree, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	2D 39580
494 Rural Hill Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map 150-1
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 32

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, John Williams and wife, Frances Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford E. Sanspree and wife, Barbara Ann Sanspree

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. 164 on the Plan of Edge-O-Lake Estates, SEction 1, as of record in Book 3600, page 43, Register's Office for said County.

SAID Lot No. 164 fronts 80 feet on the southerly side of Rural Hill Road and runs back between lines, 142 feet on the easterly side and 143.7 feet on the westerly side, to a line at the rear on which it measures 95.44 feet thereon.

BEING the same property conveyed to John Williams and wife, Frances Williams, by deed from William Donald Nolen, Sr., and wife, Nancy L. Nolen, of record in Book 4665, page 930, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3679, page 279, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is (unimproved) (improved) property, known as 494 Rural Hill Road, Nashville, Tennessee 37207
(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 9th day of February, 19 73

John Williams

John Williams

Frances Williams

Frances Williams

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 John Williams and wife, Frances Williams

the bargainors, 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 seat at Nashville, Tennessee, this 9th day of February, 1973.

Commission expires 11/8/75

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

file in box # 4

WARRANTY DEED

FROM

JOHN WILLIAMS, ETUX

TO

CLIFFORD E. SANSPREE, ET UX

B 9 4 2 8 2

IDENTIF. REFERENCE

FEB 9 2 05 PM '73

DAVIDSON COUNTY, TENN.

FEB-9	CONV	23,150.00			
FEB-9 S'TAX			A*	60.06	
FEB-9 PR'FEE			A*	.50	
FEB-9	W'DEED		A*	4.00	* 64.56

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.