BOOK 4812 PAGE 596

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Ray Eanes, et ux (NAME)	Commerce Union Bank (NAME)	GO 12541
Engle Avenue (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map. 18-11
Goodlettsville, Tn. 37072 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 17

FOR AND IN CONSIDERATION of the sum of ....Forty Four Thousand Two Hundred Fifty and No/100 ..... ($44,250.00) ..... *Dollars,*
Cash in hand paid, receipt of which is hereby acknowledged, We

JR.
HAROLD M. SPEARS & Wife KATHY K. SPEARS

have this day bargained and sold, and do hereby transfer and convey unto the said ...H. RAY EANES, and Wife F. JOAN EANES

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 33 Connell Estates, Section II, as of record in Plat Book 2900, page 130, Register's Office for said County, as follows:

SAID Lot No. 33 fronts 200 feet on the southerly side of Engle Avenue and runs back between lines 155 feet on the easterly line and 304.9 feet on the westerly line, to a dead line in the rear upon which it measures 194.6 feet thereon.

BEING the same property conveyed to Harold H. Spears, Jr. , and wife, Kathy K. Spears, by deed Leslie Keenan Tinnon, of record in Book 4691, page 665, Register's Office for Davidson County, Tennessee.

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 44,250.00

Subscribed and sworn to before me, this the 3rd day of May 74

My commission expires: 11-30-76 (Affix Seal)

Affiant

Notary Public

PERCY WINKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as ...Engle Avenue, (House Number) ....Goodlettsville, (Street) Tn. P. O. Address: ...37072 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....H. Ray Eanes, and wife F. Joan Eanes, 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.*

..We ....*further covenant and bind* ...ourselves, our .....*heirs and representatives, to warrant and forever defend the title to said real estate to said* ...H. Ray Eanes and wife F. Joan Eanes, their .....
(successors), heirs and assigns, against the lawful claims of all persons.

Witness ....our ... *hand* .s..... *this* .....3rd..... *day of* .....May....., 19 74., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harold M. Spears, Jr.

Kathy K. Spears

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4812 PAGE 597

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Harold M. Spears, Jr. and wife Kathy K. Spears

the within named bargainor.s.., 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 Nashville *this* 3rd *day of* May, *19*74

Notary Public

Commission expires 11-30-76

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

MAY-6	CONV	44,250.00			
MAY-6	S'TAX		A*	114.92	
MAY-6	PR'FEE		A*	.50	
MAY-6	W'DEED		A*	4.00	* 119.42

C 52997

IDENTIF. REFERENCE

MAY 6 4 11 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
HAROLD M. SPEARS, JR., ET UX

TO
H. RAY EATES, ET UX

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Paul, Boyd & Bass
WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201