THIS INSTRUMENT PREPARED BY:
David B. Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

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WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
21-0-41	Mr/Mrs Charles A. Spillers	First Federal Savings & Loan 4th & Union Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 602661-8
14D-26345	6221 Eatons Creek Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations the receipt of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated March 31, 1972, in the original principal sum of $18,000.00, payable to First Federal Savings & Loan Association, in monthly installments as set forth in said note, with interest as set out in said note, and being secured by a deed of trust executed by Archie E. Lynch and wife, to Louis R. Linx, Trustee, as of record in Book 4589, page 299,

ARCHIE E. LYNCH and wife, OPAL M. LYNCH hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES A. SPILLERS and wife, MELODY S. SPILLERS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Part of Tract No. 4 on survey of the Division of George E. Anderson's Farm, not of record, described according to survey made by Hickerson & Hickerson, Engineers, dated February 6, 1961, as follows:

BEGINNING in the center of Eatons Creek Road at a point 100 feet north 2 degrees 15 minutes east of the northeasterly corner of the property conveyed to W. T. Johns by deed of record in Book 2539, page 275; and running thence north 87 degrees west 467.9 feet to an iron pin; thence north 1degree 15 minutes east 100 feet to an iron pin; thence south 87 degrees east 469.7 feet to the center of Eatons Creek Road; thence with the center of said Road, south 2 degrees 15 minutes west 100 feet to the beginning, containing one acre, more or less, exclusive of the area contained in said roadway.

Being the same property conveyed to Archie E. Lynch and wife, Opal M. Lynch, by deed from Artie G. Brooks, unmarried, as of record in Book 4589, page 297.

This conveyance is made subject to that portion of the premises embraced within the bounds of any roads or highways.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as shown above and 1974 taxes which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 14th day of June, 1974.

Opal M. Lynch

Archie E. Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Archie E. Lynch and wife, Opal M. Lynch

the 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, the 14th day of June, 1974.

My commission expires: 7/27/77

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the 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 _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Charles A Spillers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 1974

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL)

Notary Public

C 5 9 9 0 2

IDENTIF. REFERENCE

JUN 21 1 38 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ARCHIE E. LYNCH AND WIFE

TO

CHARLES A. SPILLERS AND WIFE

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Fl. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JUN 21 CONV 27,500.00
JUN 21 S'TAX A* 71.50
JUN 21 PR'FEE A* .50
JUN 21 W'DEED A* 4.00 * 76.00

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public