THIS INSTRUMENT PREPARED BY:

David B. Herbert
DAVID B. HERBERT
ATTORNEY AT LAW

WARRANTY DEED

BOOK 4893 PAGE 587 R. FORM

MAP, PARCEL, NUMBER OR LOT NO.	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
67-48	Mr/William D. Spain 7400 Whites Creek Pike Joelton, Tennessee 37080	First & Mid-South Mortgage Nashville City Bank Bldg. Nashville, Tennessee
FIELD BOOK NUMBER(S) 13D-43950	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Old Hydes Ferry Pike	LOAN OR ACCOUNT NO. 12964 PROPERTY IS [X] 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 August 30, 1974, in the original principal sum of $14,250.00, payable to First & Mid-South Mortgage Company, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by Joe Thomas Wheeler and wife, to Franklin G. Clark, Trustee, as of record in Book 4848, page 634,

JOE THOMAS WHEELER and wife, ANNE LAVERNA WHEELER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM D. SPAIN

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 Lot No. 4 on the Plan of C. W. Burns' Subdivision, not of record, described according to a survey by Dorris E. Boner, Surveyor, April 15, 1950, as follows:

BEGINNING at a point in the center of Old Hydes Ferry Pike, 100 feet west of the southwest corner of the property conveyed to J. L. Brown and wife, by deed from C. W. Burns and wife, as of record in Book 1847, page 406, said point also being the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 233.2 feet to an iron pin; thence westwardly 106.3 feet to an iron pin in the easterly line of Lot No. 5; thence with the line between said Lots Nos. 4 and 5, southwardly 229.7 feet to the center of said Old Hydes Ferry Pike; thence with the same, eastwardly 100 feet to the beginning.

Being the same property conveyed to Joe Thomas Wheeler and wife, Anne Laverna Wheeler, by deed from Herman C. Newman, as of record in Book 4848, page 632.

MAR-4[75]	CONV	15,500.00			
MAR-4[75]	S'TAX		A*	40.30	
MAR-4[75]	PR'FEE		A*	.50	
MAR-4[75]	W'DEED		A*	4.00	* 44.80

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 1975 taxes, which Buyers assume and agree to pay.

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 27th day of February, 1975.

Anne Laverna Wheeler
Anne Laverna Wheeler

Joe Thomas Wheeler
Joe Thomas Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joe Thomas Wheeler and wife, Anne Lavern a Wheeler 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 27th day of February, 1975.

Mary Ann Selley
Notary Public

My commission expires: 8/20/78

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

$ 15,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1975

MY COMMISSION EXPIRES: 8/20/78 (AFFIX SEAL)

Notary Public

C 89519

IDENTIF. REFERENCE

MAR 4 1 44 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM JOE THOMAS WHEELER AND WIFE

TO WILLIAM D. SPAIN

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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____.

Notary Public