BOOK 4914 PAGE 30

This Instrument Prepared By:
Glendon M. Fisher, Jr., Atty.
Nashville Bank & Trust Bldg.

WARRANTY DEED

Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Arthur Spann (NAME)	Same (NAME)	
McCrory Creek Road, Rt. 1 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	95-7
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	15 Pcl

For and in Consideration of the sum of Ten and no/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by J. Arthur Spann, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for further consideration the said J. Arthur Spann has assumed and agrees to pay an indebtedness of $21,067.57 to the Lomas & Nettleton Company, which indebtedness is the present unpaid principal balance of a note in the original principal sum of $22,000.00 secured by a deed of trust from David M. Birchett et ux. to George I. Wilson, Trustee, of record in Book 4434, page 608, Register's Office for Davidson County, Tennessee, we,

David M. Birchett and wife, Barbara Boyd Birchett

have bargained and sold, and by these presents do transfer and convey unto the said J. Arthur Spann his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 171, on the Map of Merry Oaks, as of record in Book 1835, page 67, Register's Office for said County.

Said Lot No. 171 fronts 117.4 feet on the northerly side of Fairway Drive and extends back 220.4 feet on the easterly line and 213.3 feet on the westerly line, to a dead line in the rear, measuring 61.6 feet thereon.

Being the same property conveyed to David M. Birchett by deed from Alvah Clark Dickson and James Manley Dickson, Co-Executors under the will of Mrs. Zelma D. Dickson, deceased, of record in Book 4434, page 606, Register's Office, and by deed from Barbara Birchett, of record in Book 4677, page 403, Register's Office for Davidson County, Tennessee.

MAY 19 75	CONV	30,000.00			
MAY 19 75	S'TAX		A*	78.00	
MAY 19 75	PR'FEE		A*	.50	
MAY 19 75	W'DEED		A*	6.00	* 84.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of May 19 75

Notary Public

My commission expires: Feb 8 1976

(Affix Seal)

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Arthur Spann *his heirs and assigns, forever.*

And we *do covenant with the said* J. Arthur Spann *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,* except as stated herein above and 1975 taxes which have been pro-rated and assumed by the Grantee herein.

And we, David M. Birchett and wife, Barbara Boyd Birchett *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* J. Arthur Spann *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 16th *day of* May, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David M. Birchett

Barbara Boyd Birchett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George M. Fisher, Jr., *a Notary Public in and for said County and State, the within named* David M. Birchett and wife, Barbara Boyd Birchett

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* 16th *day of* May, *19* 75.

George M. Fisher, Jr., *Notary Public.*

Commission Expires Feb 8, 1976.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *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*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

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