FORM NO. WD-1

BOOK 4927 PAGE 445

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 75

[illegible]
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201
NAME ADDRESS

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Spruill	Fidelity Federal Savings & Loan	
Rt 2 Maxwell Road (NAME)	401 Union Street (NAME)	175
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 T. WALLACE AND WIFE, FRANCES L. WALLACE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. SPRUILL AND WIFE, CAROLYN D. SPRUILL

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. 6 in the unrecorded Plan of Emerson N. Stewart's Subdivision, in the second, formerly the Third Civil District, described as follows:

Said Lot No. 6 begins at the southeast corner of the Old Nashville Road, now abandon, and east line of Lot No. 5, and runs east parallel with old road 301.6 feet; thence north 339 feet; thence west 301.6 feet; thence south 339 feet to the beginning.

Being the same property conveyed to John T. Wallace and wife, Frances L. Wallace by deed from James Harold Stewart and wife, Clarice B. Stewart of record in Book 4445, page 910, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as Rt. 2 Box 328A, Maxwell Road, Antioch, Tennessee 37013
(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 27th day of June, 1975

[illegible]

[illegible]

STATE OF TENNESSEE
Davidson County

BOOK 4927 PAGE 446

Personally appeared before me, Vicki T. Jacobs, a Notary Public in and for said County and State, the within named John T. Wallace and wife, Frances L. Wallace

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 27th day of June 19 75

Commission expires _____ Vicki T. Jacobs
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

560060-9

WARRANTY DEED

FROM

John T. Wallace and wife,

Frances L. Wallace

TO

James F. Spruill and wife,

Carolyn D. Spruill

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 04730

IDENTIF. REFERENCE

JUN 27 3 36 PM '75

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN27 75	CONV	25,000.00				
JUN27 75	S'TAX		A*	65.00		
JUN27 75	PR'FEE		A*	.50		
JUN27 75	W'DEED		A*	4.00	*	69.50