This instrument prepared by:
R. H. Darrow, Atty.
501 Union Street
Nashville, Tenn. 37219

# WARRANTY DEED

BOOK 4979 PAGE 590

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John D.R.Spain et ux | Home Federal S & L Association | |
| (NAME) 290 Delvin Drive | (NAME) 230 Fourth Ave., North | 162-1 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. | (STREET ADDRESS) Nashville, Tennessee 37219 | 100 pw |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Thirty Five Thousand Two Hundred & no/100 ( $35,200.00) *Dollars,*
of which $2571.06 has been paid in cash by John D. R. Spain and wife Sandra A. Spain, the receipt of which is hereby acknowledged, and for the remainder the said John D. R. Spain and wife, Sandra A. Spain have assumed and agreed to pay the unpaid balance of $32628.94 of an indebtedness in the original amount of $32950.00 secured by deed of Trust of record in book 4836, page 548, Registers Office for Davidson County, Tennessee, we Pat Patton and wife, Jo Ann Patton

*have this day bargained and sold, and do hereby transfer and convey unto the said*
John D. R. Spain and wife, Sandra A. Spain

*certain real estate in Davidson County, Tennessee, as follows:* their ~~XXXXX~~, *heirs and assigns,*

Being Lot No. 11 described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Tusculum Gardens, as of record in Book 4660, page 35, Register's Office for said County.
Said Lot No. 11 fronts 78.72 feet on the southerly side of Delvin Drive and extends back 157.7 feet on the westerly line and 148.3 feet on the easterly line to a dead line in the rear measuring 88.25 feet thereon.
Being the same property conveyed to Pat Patton and wife, Jo Ann Patton, by deed from Ralph Stevens and Melvin Jones, a partnership, d/b/a American Homes, of record in Book 4836, page 546, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 35200.00

Subscribed and sworn to before me, this the _____ day of _____ 19____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 290 (House Number) Delvin Drive (Street) Nashville, Tennessee P. O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* John D. R. Spain and wife Sandra A.Spain 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* John D. R. Spain and wife Sandra A. Spain their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 15th *day of* December, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pat Patton
Jo Ann Patton

BOOK 4979 PAGE 591

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, a Notary Public in and for said County and State, Pat Patton and wife Sandra A. Patton

the within named 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 15th day of December, 1975.

My Commission Expires Feb. 19, 1979

Raymond H Darrow 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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 35,200.00

Raymond H Darrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 75.

Deputy Register

12-15-75

Co. 35,200.00
St 91.52
R. Fee .50
to Deed 4.00

96.02

WARRANTY DEED

FROM Pat Patton et ux

TO John D. R. Spain et ux

D 28308

IDENTIFICATION REFERENCE

DEC 15 3 06 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631