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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Edward L. Niebruegge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 1975.

Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 11th Floor Fidelity Federal Building, Nashville, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Niebruegge (NAME)	Commerce Union Bank (NAME)	Map 18-11
Lot 28 Engle Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Par 12
Goodlettsville, TN. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	GO-12557

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, HAROLD M. SPEARS and wife, KATHY K. SPEARS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD L. NIEBRUEGGE and wife, SHERRY L. NIEBRUEGGE

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. 28 on the plan of Connell Estates, Section 2, of record in Book 2900, page 130, Register's Office for said County.

SAID Lot No. 28 fronts 161.5 feet on the easterly margin of Engle Avenue and extends back 269.8 feet on the northerly line and 261.2 feet on the southerly line to a dead line in the rear, measuring 161.5 feet thereon.

BEING the same property conveyed to Harold M. Spears and wife, Kathy K. Spears by deed from Sara W. Tinnon of record in Book 4780, page 333, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Lot 28 Engle Avenue, Goodlettsville, Tennessee 37072
(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 hands this 22nd day of December, 1975

Harold M. Spears

Kathy K. Spears

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold M. Spears and wife, Kathy K. Spears

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 22nd day of December 19 75

Commission expires 5-1-76

Notary Public

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

WARRANTY DEED

FROM
HAROLD M. SPEARS, ET UX

TO
EDWARD L. NIEBRUEGGE, ET UX

D 29697

IDENTIF. REFERENCE

DEC 24 10 10 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Rec'd 1 Book 8

WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 24 75	CONV	53,000.00			
DEC 24 75	S'TAX		B*	137.80	
DEC 24 75	PR'FEE		B*	.50	
DEC 24 75	W'DEED		B*	4.00	* 142.30