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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 $44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 1976.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins, Adams & Weems, Attys., Fidelity Federal Bldg., Nash., TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny W. Tyra (NAME)	Thomas & Hill, Inc. (NAME)	14D 47755
5904 Higdon Road (STREET ADDRESS OR ROUTE NUMBER)	950 Kanawah Blvd.E. (STREET ADDRESS)	Map 28-0
Joelton, Tennessee (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. (CITY) (STATE) (ZIP)	Par 36

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 F. Spickler and wife, Shelia D. Spickler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny W. Tyra and wife, Betty J. Tyra

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 the 14th Civil District of Davdison County, Tennessee, described according to a survey by G. Barry Greer and Associates, dated July 21, 1972, and described as follows:

BEGINNING at a point in the center of Higdon Road, said point being 250.0 feet from the center lines of the intersection of Higdon Road and Ridge Road; thence North 52 deg. 45' West 427.1 feet to a point; thence South 42 deg. 32 min. West 419.8 feet to a point in the center line of Higdon Road; thence along the center line of said Higdon Road South 44 deg. 38 min. East 35.3 feet to a point; thence South 53 deg. 23 min. East 162.7 feet to a point; thence South 63 deg. 52 minutes east 167.7 feet to a point; thence north 73 deg. 26 min. East 126.6 feet to a point; thence North 42 deg. 58 min. East 288.0 feet to the beginning, containing 3.9 acres, more or less.

BEING the same property conveyed to John F. Spickler and wife, Shelia D. Spickler by deed from Harold Reeves, Trustee, of record in Book 4698, page 241, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Thomas & Hill, Inc. of record in Book 4698, page 243, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 5904 Higdon Road (House Number) (Street) Joelton, Tennessee (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 26th day of January, 1976

John F. Spickler

Shelia D. Spickler

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 John F. Spickler and wife, Shelia D. Spickler

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 26th day of January 19 76

Commission expires 11-30-76

Notary Public

WILLIAM H. WILKINS JR. 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

WARRANTY DEED

FROM

John F. Spickler and wife,

Shelia D. Spickler

TO

Johnny W. Tyra and wife,

Betty J. Tyra

D 33800

IDENTIF. REFERENCE

JAN 28 10 06 AM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

Box 8

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

JAN28'76	CONV	44,500.00			
JAN28'76	S'TAX		B*	115.70	
JAN28'76	PR'FEE		B*	.50	
JAN28'76	W'DEED		B*	4.00	* 120.20