PNT No. 243056-A

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ronald R. Spaeth, et ux	First Federal Savings & Loan	Map & Parcel
(NAME)	(NAME)	
2303 Castleman Drive	236 Fourth Avenue, North	131-1-83
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215	Nashville, Tennessee 37219	Field BK 7DA-44410
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100---------- ($10.00) ---------- DOLLARS cash in hand paid, the receipt of which is hereby acknowledged,

THIS INSTRUMENT PREPARED BY
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

James C. Richardson and wife, Katherine Jenkins Richardson, have bargained and sold, and by these presents do transfer and convey unto the said Ronald R. Spaeth and wife, Helen E. Spaeth,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 13 on the Plan of Russwood Heights, of record in Book 2133, page 12, Register's Office for said County.

SAID Lot No. 13 fronts 188 feet on the south side of Castleman Drive and runs back 207 feet on the east line and 285.7 feet on the west line, to a dead line in the rear on which it measures 161 feet.

BEING the same property conveyed to James C. Richardson and wife, Katherine Jenkins Richardson, by deed from Anne Ruth Russell of record in Book 2342, page 235, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions filed for record in Book 2098, page 60, said Register's Office.

This conveyance is made subject to a plan of record in Book 2133, page 12, showing an owner's certificate, a 75 foot set-back line from Castleman Drive and a 10 foot easement for public utilities along the southerly rear line of the lot.

unimproved ( )
This is improved (X) property, known as 2303 Castleman Drive (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 2ND day of February, 1976.

James C. Richardson — Katherine Jenkins Richardson

James C. Richardson — Katherine Jenkins Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, John P. Brown Jr., a Notary Public in and for said County and State, the within named James C. Richardson and wife, Katherine Jenkins Richardson

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, this 2nd day of February, 19 76.

My commission expires 11-10-76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public, of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 44,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Ronald R. Spaeth

Sworn to and subscribed before me this 2nd day of February, 19 76.

My commission expires 11-10-76 Notary Public

This instrument was prepared by:

John P. Brown, Jr., Attorney at Law, 3716 Hillsboro Rd., Nashville, Tn. 37215

Name			Address	
FEB-3%	CONV	~~44,500.00~~		
FEB-3%	S'TAX		B* 115.70	
FEB-3%	PR'FEE		B* .50	
FEB-3%	W'DEED		B* 4.00	* 120.20

WARRANTY DEED

FROM

James C. Richardson and wife,

Katherine Jenkins Richardson

TO

Ronald R. Spaeth and wife,

Helen E. Spaeth

D 34556

IDENTIFICATION REFERENCE

FEB 3 10 59 AM '76

DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT PREPARED BY
JOHN P. BROWN, JR.
ATTORNEY AT LAW
3716 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215