BOOK 5034 PAGE 426

WARRANTY DEED

This instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. James E. Spann, Sr.		
(NAME)	(NAME)	29
3654 Forte Road .		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	164 Pt
Joelton, Tenn. 37082		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWENTY SIX THOUSAND FIVE HUNDRED AND NO/100 ($26,500.00) *Dollars,* cash paid by James E. Spann, Sr. and wife, Lila Ruth Spann, the receipt of which is hereby acknowledged, we, Fred E. Gibbs and wife, Hilda H. Gibbs,

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Spann, Sr. and wife, Lila Ruth Spann, and their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Located in the 14th. District of said County, Being a 2 acres tract in the Orand's 20 acres tract acquired by Orand December 1, 1945:

Beginning at a point in the center of Forte Road, being the N. W. corner of the Ernest Anderson tract, and extending N. 1° 30' E. 137 feet to another point in the center of Forte Road; thence S. 88° 30' E. 660 feet to a point in the western line of the Armstrong property; thence along the line of the Armstrong property S. 1° 30' W. 73 feet to a point in said Armstrong property line; thence along the Armstrong property line, S. 16° W. 67 feet to a point in said Armstrong property line, and the northeast corner of the Ernest Anderson Tract; thence along the north line of the Ernest Anderson Tract, N. 88° 30' W. 640 feet to the beginning, containing 2 acres, more or less.

And being the same tract of land conveyed to Fred E. Gibbs and wife, Hilda H. Gibbs, by deed from Goldie Anderson, a single person, of record in Book 5010, Page 921, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,500.00

Subscribed and sworn to before me, this the 7th day of June, 1976

Affiant James E Spann Sr

My commission expires Jan. 21, 1979. (Affix Seal)

Notary Public Cheatham

This is (unimproved) (improved) property, known as 3654 Forte Road, (House Number) (Street) 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 Jamee E. Spann, Sr. and wife, Lila Ruth Spann, and 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E. Spann, Sr. and wife, Lila Ruth Spann, and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th. *day of* June, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred E Gibbs

Hilda H. Gibbs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred E. Gibbs and wife, Hilda H. Gibbs,

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 Ashland City, Tennessee, this 7th day of June, 19 76.

Rebecca Stuart
Notary Public

Commission expires Jan. 21, 1979.

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.....

WARRANTY DEED

FROM

FRED E. GIBBS AND WIFE,

HILDA H. GIBBS

TO

JAMES E. SPANN, SR. AND

WIFE, LILA RUTH SPANN

D 53360

IDENTIFICATION REFERENCE

JUN 11 1 38 PM '76

REGISTER
DAVIDSON CO., TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

JUN 11 76	CONV	26,500.00			
JUN 11 76	S'TAX		B*	68.90	
JUN 11 76	FR'FEE		B*	.50	
JUN 11 76	W'DEED		B*	4.00	* 73.40

Mail Security Land
Sam & Lou Cooper
Ashland City Tenn