THIS INSTRUMENT PREPARED BY:
DAVID B. HERBERT
ATTORNEY AT LAW
NASHVILLE, TENN.

BOOK 5055 PAGE 543

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
84-16 69	Benie O. Spickard, et ux 129 McGavock Pike Nashville, TN 37214	New Owners
FIELD BOOK NUMBER(S) 3D 67 280	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 127 McGavock Pike	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; I,

08-9[illegible]	CONV	23,000.00			
08-9[illegible] S'TAX			8*	59.80	
08-9[illegible] R'FEE			8*	.50	
08-9[illegible]	W'DEED		3*	4.00	* 64.30

FRANCIS HARGIS RAINEY,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Benie O. Spickard and wife, Lucile B. Spickard,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being described as follows, to wit:

BEING Lot No. 38 on the Plan of Hargis Heights Subdivision as of record in Book 974, page 82, R.O.D.C., Tennessee. Said Lot No. 38 fronts 105 feet more or less, on McGavock Road and runs back between parallel lines 200 feet more or less on the Northerly side and 200 feet more or less on the Southerly side to a dead line and measures 86.5 feet more or less on said dead line. And being Lot No. 48 on the plan of Hargis Heights Subdivision as of record in Book 974, page 82, R.O.D.C., Tennessee. Said Lot No. 48 fronts 75 feet more or less on Stinson Road and runs back 239 feet more or less on the westerly line and 238 feet more or less on the easterly line to the rear line and measures 75 feet more or less on said rear line.

BEING the same property conveyed to Paul D. Hargis by deed from Frances Williamson Hargis, of record in Book 3310, page 149, Register's Office for Davidson County, Tennessee, and being the same property devised to Francis Hargis Rainey and Alice Hargis Waggenbach, by will of record in Will Book 110, page 516, Office of the County Court Clerk for Davidson County, Tennessee, and the same property being conveyed by the said Alice Hargis Waggenbach to Francis Hargis Rainey by will of record in Will Book 115, page 260, Office of the County Court Clerk for Davidson County, Tennessee. This instrument was prepared by David B. Herbert from information furnished by the parties.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. This conveyance is made subject to restrictions of record in Book 1117, page 641, R.O.D.C., Tennessee, together with all other easements, restrictions and zoning regulations as may be applicable thereto.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of August, 1976.

X Francis Hargis Rainey
FRANCIS HARGIS RAINEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Dauny)

Before me, D. E. Smith, a Notary Public in and for the State and County aforesaid, personally appeared the within named Francis Hargis Rainey,

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbia, Tennessee, this, the 4th day of August, 19 76.

My commission expires: 4-23-79 D. E. Smith Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 23,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1976.

MY COMMISSION EXPIRES: 2/27/77 (AFFIX SEAL) Notary Public

WARRANTY DEED
DBH:jpr

FROM
FRANCIS HARGIS RAINEY

TO
BENIE O. SPICKARD AND WIFE,
LUCILE B. SPICKARD

D 62443

IDENTIF. REFERENCE

AUG 9 3 33 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____ Notary Public