WARRANTY DEED

BOOK 5057 PAGE 643

STATE OF TENNESSEE }
COUNTY OF [illegible] }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

[illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF [illegible], 19[illegible].

[illegible]
Notary Public

MY COMMISSION EXPIRES: 6/23/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, ATTYS., 217 SHADY GROVE RD., NASHVILLE, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Spetla, et ux (NAME)	Same (NAME)	109
Rt #1 Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	149
Hermitage Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	PM

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 E. Lane and wife, Ruth Lane

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph A. Spetla and wife Ruby L. Spetla

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 in the 4th, formerly the 16th Civil District, described according to a survey made by William T. Bonner, Surveyor, November 8, 1964, as follows:

BEGINNING at a point in the Westerly margin of Old Hickory Boulevard 1348.9 feet southerly from the Southwest corner of Old Hickory Boulevard and Stewarts Ferry Pike; thence with the Westerly margin of Old Hickory Boulevard, South 7° 10' East 155 feet to a point in the Westerly margin of Old Hickory Boulevard; thence South 86° 0' West 121.6 feet to a point; thence North 4° 30' East 155 feet to a point; thence Eastwardly 89.8 feet to the point of beginning; being Tract No. 2 of said Plat.

BEING the same property conveyed to John E. Lane and wife, Ruth Lane by deed from J. W. Green, as of record in Book 4991, page, 432, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Route 1, Old Hickory Blvd., Hermitage, Tn. 37076
(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 [illegible] hand 14th this August, 14 day of [illegible], 19 76

John E. Lane

Ruth L. Lane

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Lane and wife Ruth Lane

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 NASHVILLE, TN this 16 day of AUG, 19 76

Commission Expires 6/23/79 E. M. Hallum Notary Public

STATE OF _____
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

D 6 3 3 6 0

IDENTIFICATION REFERENCE

AUG 16 11 13 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

AUG 16 76	CONV	12,500.00			
AUG 16 76	S'TAX		B*	32.50	
AUG 16 76	PR'FEE		B*	.50	
AUG 16 76	W'DEED		B*	4.00	* 37.00

WARRANTY DEED

FROM
John E. Lane, et ux

TO
Joseph A. Spetla, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York