BOOK 5086 PAGE 309

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 34,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard G. Spears	Thomas & Hill, Inc.	12D 42375
(NAME)	(NAME)	
348 Oakview Drive	P.O. Box 1833	MAP 50-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Charleston, WV 25327	PARCEL 19
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Donald J. Resha et ux Alice F. Resha

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard G. Spears et ux Almeda L. Spears

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:

BEING Lot No. 10 on the Plan of Skyview Subdivision, as of record in Book 2331, Page 54 & 55, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Donald J. Resha et ux Alice F. Resha by deed from Olga T. Resha of record in Book 3834, Page 165, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to a 10 foot public utility easement of record in Book 2331, Pages 54 & 55, Register's Office for said County.

THIS conveyance is subject to a 2.5 foot by 20 foot anchor easement of record in Book 2331, Pages 54 & 55, Register's Office for said County.

THIS conveyance is subject to a 60 foot minimum building setback line of record in Book 2331, Pages 54 & 55, Register's Office for said County.

THIS conveyance is subject to restrictions and easements of record in Book 1788, Page 516, and Book 2444, Page 576, Register's Office for said County.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

This is unimproved (X) improved ( ) property, known as 348 Oakview Drive Nashville, Tennessee 37207
(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 our hand s this 9TH day of NOVEMBER, 19 76

Donald J. Resha

Alice F. Resha

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald J. Resha et ux Alice F. Resha

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 9TH day of NOVEMBER, 1976 19~~76~~.

Commission expires 6-24-80

Notary Public

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

D 76323

WARRANTY DEED

FROM
Donald J. Resha

TO
Leonard G. Spears

IDENTIF. REFERENCE

NOV 10 9 34 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

File Box 123

NOV10'76	CONV	34,000.00			
NOV10'76	S'TAX		B*	88.40	
NOV10'76	PR'FEE		B*	.50	
NOV10'76	W'DEED		B*	4.00	* 92.90