This instrument was prepared by Harold P. Lessman, Attorney at Law,
320 Gallatin Road, Madison, Tennessee. 37115

BOOK 5169 PAGE 81

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William P. Spears et ux	Guaranty Mortgage Company	Map 52-12
(NAME) 225 Peeler Trail	(NAME) First American Center	Parcel 10
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee	11D79375
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by the grantees, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to Guaranty Mortgage Company of Nashville; and secured by a deed of trust by Ruben D. Perales and wife, Patricia A. Perales, of record in Book 3896, page 700, Register's Office of Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promise to pay; and further agree to assume all of the encumberances as stated in the record deed of trust,

We, Preston L. Wallace and wife, Virginia L. Wallace, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ William P. Spears and wife, Ruth L. Spears, herein called the grantees, their

certain real estate in Davidson County, Tennessee, as follows: ~~XXXXXXXX~~ *heirs and assigns,*

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Marlin Meadows, Section 3, of record in Book 2133, page 26, Register's Office for said County.

Said Lot No. 24 fronts 175 feet on the northeasterly side of Peeler Trail and runs back between lines, 353.6 feet on the northwesterly line and 181.6 feet on the southeasterly line to a dead line in the rear, on which it measures 245.4 feet thereon.

Being the same property conveyed to Preston L. Wallace and Virginia L. Wallace, by deed from Robert W. Morris and Caroline M. Morris, of record in Book 4869, page 467, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2134, page 41; setback lines, easements and other limitations as shown in Plan of record in Plat Book 2133, page 26, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 1st day of July 19 77

Affiant

My commission expires: (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as 225 Peeler Trail (House Number) (Street) Madison, Tennessee 37115 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 grantees, their ~~XXXXXXXX~~ *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,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their ~~XXXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1st *day of* July, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

(Preston L. Wallace)

(Virginia L. Wallace)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Preston L. Wallace and wife, Virginia L. Wallace

the within named bargainors, 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 Madison
this 1st *day of* July, *19*77

Notary Public

Commission expires April 20, 1981

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

E 13510

IDENTIF. REFERENCE

JUL 11 9 34 AM '77

FEE
DAVIDSON CO. TENN.

JUL 11 77	CONV	52,950.00		
JUL 11 77 S TAX			B*	137.54
JUL 11 77 R FEE			B*	.50
JUL 11 77	W DEED		B*	4.00
			*	142.04

WARRANTY DEED

FROM

~~Preston L. Wallace et ux~~

TO

William P. Spears et ux

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS