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"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT H. SPAIN, ET UX. (NAME:)	SAME (NAME:)	Map 102-16
6004 ELIZABETHAN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 71
NASHVILLE, TN 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	8DZ-52395

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John N. Anderson and wife, Malinda Anderson (the "Grantors"),

JUL 15 77	CONV	90,000.00		
JUL 15 77	S'TAX		B* 234.00	
JUL 15 77	PR'FEE		B* .50	
JUL 15 77	W'DEED		B* 6.00	* 240.50

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Spain and wife, Syble M. Spain (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 Lot No. 141 on the Plan of Hillwood Estates, Section 8, as of record in Book 2133, page 123, Register's Office for said County.

Said Lot No. 141 fronts 210 feet on the westerly side of Elizabethan Drive and extends back between lines 345 feet on the northerly line and 340 feet on the southerly line, to a line in the rear on which it measures 259.3 feet.

Being the same property conveyed to John N. Anderson and wife, Malinda Anderson, by Installment Deed from Charles A. McCotter and wife, Jeanne C. McCotter, of record in Book 4140, page 669, Register's Office for Davidson County, Tennessee.

E 14596

IDENTIF. REFERENCE

JUL 15 11 04 AM '77

REGISTER DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me, this the 14th day of July, 1977

Affiant

My commission expires: 12/5/79 (Affix Seal)

Notary Public

GEORGE W. ... COUNTY, TENN.

Said real property is sold and conveyed subject to the following:

1. 1977 real property taxes, which have been prorated and assumed by the Grantees;

2. Easement for sanitary sewers and/or storm drainage as more fully described in instrument of record in Book 4320, page 28, Register's Office for Davidson County, Tennessee; and

3. Owner's certificate, a 100-foot minimum building setback line from Elizabethan Drive, and a 10-foot easement for public utility purposes along the rear line of said lot - all as shown on the Plan of Hillwood Estates, Section 8, of record in Book 2133, page 123, said Register's Office.

This is unimproved ( ) improved (X) property, known as 6004 Elizabethan Drive, Nashville, TN 37205
(House Number) (Street) P. O. Address: (City or Town)

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 Grantors *do covenant with the said* Grantees ..... *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as stated herein.

And Grantors ..... *do further covenant and bind* themselves, their *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.*

Witness our *hand* s *this* 13th *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.*

John N. Anderson
JOHN N. ANDERSON

Malinda Anderson
MALINDA ANDERSON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George W. Pickens, a Notary Public in and for said County and State, the within named JOHN N. ANDERSON and wife, MALINDA ANDERSON,

the 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 Nashville, Tennessee, this day of July, 19 77.

George W. Pickens, Notary Public.

Commission Expires 12/5/79

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....