This deed prepared by:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN 37217

BOOK 5208 PAGE 763

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary P. Spoleta	SAME	Map 136
(NAME)	(NAME)	
77 Forest Park Dr		par 48
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood Tenn 37027		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10----------

----------Ten and no/100---------- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged, including the assumption of balance due on a note secured by deed of trust of record in Book 5137, page 324, Register's Office for Davidson County, Tennessee, dated December 6, 1974, to secure Donald R. O'Guin, Sr. and wife Katherine Regenia O'Guin on a note in the original amount of $5,275.00, payable as therein specified.

We, Benton Lee Byers and wife Vivian V. Byers

have this day bargained and sold, and do hereby transfer and convey unto the said Gary P. Spoleta

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 2nd, formerly the 5th Civil District of said County and State, being part of Lot No. 3 on the Plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book J, page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, dated July 28, 1958, as follows:

Beginning in the center of the new part of Smith Springs Road at a point 80 feet east of the northeast corner of the property conveyed to Buren Mack Bruce and wife, by deed from L. T. Stevens and wife, of record in Book 2856, page 347, Register's Office said point being the northwest corner of the property herein conveyed; thence with the center of said road, eastwardly 80 feet; thence south 7 deg. 15' west 122.4 feet to a point; thence north 87 deg. west 85 feet to a point which is 85 feet east of the southeast corner of said Bruce property, thence north 9 deg. 25' east 136.3 feet to the point of beginning.

Being the same property conveyed to Donald R. O'Guin and wife Regenia O'Guin by deed from L. T. Stevens and wife Ruth E. Stevens of record in Book 4459, page 125, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,200.00

Subscribed and sworn to before me, this the 10th day of October 1977

Affiant

My commission expires: 2/3/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2651 Smith Springs Road, Nashville, TN (House Number) (Street) 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

Gary P. Spoleta

his

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 deed of trust assumed above.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Gary P. Spoleta

his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 3rd day of October, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Benton Lee Byers

Vivian V. Byers

Benton Lee Byers

Vivian V. Byers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5208 PAGE 764

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Benton Lee Byers

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 10th *day of* October, *19* 77.

Commission expires 2/3/79

Notary Public

LEON RUSSELL NOTARY PUBLIC DAVIDSON COUNTY TENN.

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* OCT 14 77 CONV, *19* *7,200.00

OCT 14 77 S'TAX B* 18.72

Notary Public

Commission expires ..... OCT 14 77 PR'FEE B* .50

OCT 14 77 W'DEED B* 4.00 * 23.22

STATE OF FLORIDA
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vivian V. Byers the within named bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Sarasota, Florida, this 3rd day of October, 1977.

Nancy L. McLeod
Notary Public

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT 23 1979
BONDED THRU GENERAL INS. UNDERWRITERS

NANCY L. McLEOD NOTARY PUBLIC STATE OF FLORIDA AT LARGE

WARRANTY DEED

FROM Benton Lee Byers, et ux

TO Gary P. Spoleta, et al

E 31027

IDENTIF. REFERENCE

OCT 14 9 29 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238