This instrument prepared by:

BOOK 5243 PAGE 692

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ray C. Pulley	same	Map 134-8
(NAME) 2562 Couchville Pike	(NAME) same	Par. 33
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRESS) same	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged,

JAN 17 78	CONV	38,000.00			
JAN 17 78	S'TAX		B*	98.80	
JAN 17 78	PR'FEE		B*	.50	
JAN 17 78	W'DEED		B*	4.00	* 103.30

Johnnie W. Spears and wife, Doris K. Spears,
have bargained and sold, and by these presents do transfer and convey unto the said Ray C. Pulley

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Plan of Bowood Heights (being the 2nd Civil District of said County) as of record in Book 2331, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 98.0 feet on the easterly side of Ezell Road and extends back between parallel lines, 398.0 feet to a dead line in the rear, measuring 98.0 feet.

Being the same property conveyed to Johnnie W. Spears and wife, Doris K. Spears by deed from Roscoe B. McDowell, Sr., Robert A. McDowell and wife, Patricia C. McDowell, and Charles W. McDowell, Sr. of record in Book 4152, page 323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
1. Restrictions of record in Book 2446, page 538, Register's Office of Davidson County.
2. Easements of record in Book 4986, page 238, Register's Office of Davidson County.
3. The recorded plan shows an Owners Certificate, a 100 foot set back line from Ezell Road, and a 10 foot easement for public utilities located along the rear line of said lot.
4. 1978 taxes, a lien but not yet due and payable, which are prorated at closing and assumed by grantee.

unimproved ( )
This is improved (X) property, known as 414 Ezell Road (House Number) (Street)
Nashville, TEnnessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 13th day of January, 19 78.

Johnnie W. Spears — Doris K. Spears

This instrument prepared by:

BOOK 5243 PAGE 693

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leta J. Underhill, a Notary Public in and for said County and State, the within named Johnnie W. Spears and wife, Doris K. Spears

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 13th day of January 19 78.

My commission expires Nov. 16, 1980 Notary Public Leta J. Underhill

LETA J. UNDERHILL NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ray C. Pulley

Sworn to and subscribed before me
this 13th day of January, 19 78.

My commission expires Nov. 18, 1980 Notary Public Leta J. Underhill

LETA J. UNDERHILL NOTARY PUBLIC DAVIDSON CO. TENN.

This instrument was prepared by:

Name	Address
J.M. Franks, Manier, White, Herod, Hollabaugh & Smith	Home Federal Tower Nashville, TN 37219

F 46321

WARRANTY DEED

FROM Johnnie W. Spears & wife, Doris K. Spears

TO Ray C. Pulley

IDENTIF. REFERENCE

JAN 17 10 06 AM '78

DAVIDSON COUNTY REGISTER

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219