BOOK 5288 PAGE 86

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,216.17
~~$82,200.00~~

John L. Pohlmann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May 1978

Notary Public

MY COMMISSION EXPIRES: 9-19-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Pohlmann et ux (NAME)	Galbreath Mortgage Company (NAME)	150-5-178
2825 Desplane Drive (STREET ADDRESS OR ROUTE NUMBER)	101 E. Town Street (STREET ADDRESS)	2D-62065
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (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, Brenda C. Baldwin (Now Spearman) and husband, Robert H. Spearman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Pohlmann and wife, Cynthia F. Pohlmann

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. 756 in Edge-O-Lake Subdivision, Section 17, as of record in Book 4460, page 44, Register's Office for said County.

SAID Lot fronts 75 feet on the westerly side of Desplane Drive and extends back 150.67 feet on the southerly line and 147.95 feet on the northerly line to a rear line on which it measures 97.13 feet.

BEING the same property conveyed to Gerald L. Baldwin and wife, Brenda C. Baldwin by deed from Thomas Randall Wallace and wife, Linda E. Wallace of record in Book 5011, page 507, Register's Office for Davidson County, Tennessee. The said Gerald L. Baldwin having since died and Brenda C. Baldwin is now Brenda C. Spearman.

GRANTEES hereby assume and agree to pay the mortgage held by Galbreath Mortgage Company of record in Book 4825, page 549, said Register's Office. Escrow account and insurance are being transferred to Grantees.

SAID property is subject to Restrictive Covenants of record in Book 4549, page 802, said Register's Office; certain easements and setback lines of record in Plat Book 4460, page 44, said Register's Office.

This is (unimproved) (X) (improved) property, known as 2825 Desplanes Drive (House Number) (Street) Nashville, Tn. 37217 (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 18 day of May, 19 78

Brenda C. Baldwin Spearman
Brenda C. Baldwin Spearman

Robert H. Spearman
Robert H. Spearman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda C. Baldwin Spearman and Robert C. Spearman

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 18 day of May 19 78

Commission expires Aug. 1, 1979

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (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

WARRANTY DEED

FROM Brenda C. Baldwin Spearman

et vir, Robert C. Spearman

TO John L. Pohlmann and wife,

Cynthia F. Pohlmann

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IDENTIF. REFERENCE

MAY 19 3 04 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 19 78	CONV	42,216.99		
MAY 19 78	S'TAX		B*	109.72
MAY 19 78	PR'FEE		B*	.50
MAY 19 78	W'DEED		B*	4.00 * 114.22