PREPARED BY:
James L. Smith, Attorney, 140 N. Main St., Goodlettsville, TN 37072

WARRANTY DEED

BOOK 5298 PAGE 29

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. C. Spain (NAME)	SAME (NAME)	145-3
1501 Dresden Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	21 RE
Nashville, TN 37215 (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 A. C. Spain, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Mildred Hamby, Dorothy Mooneyhan, Louise White, Nancy Graves, and Johnny Graves, *have bargained and sold, and by these presents do transfer and convey unto the said* A. C. Spain, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land being in the 14th Civil District of Davidson County, Tennessee, and being described as Tract No. 4 according to a survey by John B. Rainey, Surveyor #823, dated March 31, 1978, and known as Job No. 78-101 as follows:

Beginning at an iron pin on the easterly margin of Dry Fork Road, said iron pin being the northwest corner of this tract and the southwest corner of Mildred G. Ericson Hamby land of record in Book 4928, page 485, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Dry Fork Road and with Hamby's southerly line N 50° 35' 27" E 384.34' to an iron pin set on the westerly margin of Clarksville Highway (US-41A); thence leaving Hamby's line and with the margin of said Clarksville Highway and a curve having a radius of 1945.08' to a curve length of 551.64' to an iron pin, said iron pin being 35' west of the centerline of said Clarksville Highway; thence leaving said Highway S 43° 18' 02" W passing Wayne Baucomb corner at approximately 86.5' in all 408.49' to an iron pin on the easterly margin of aforesaid Dry Fork Road, said iron pin also being the northwest corner of the Wayne Baucomb land of record in Book 4414, page 607, Register's Office for Davidson County, Tennessee; thence leaving Baucomb line and with the margin of Dry Fork Road, said margin being 20' east of the centerline of said road N 38° 15' 04" W 601.68' to the point of beginning, containing 5.05 acres, more or less.

Being part of the same property devised to Mildred Hamby, Dorothy Mooneyhan, Louise White, Nancy Graves and Johnny Graves by will of Katherine Graves, deceased, of record in Will Book 122, page 197, (OVER)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,050.00

Subscribed and sworn to before me, this the 13th day of June, 1978

Affiant

My commission expires: 6-12-79 (Affix Seal)

Notary Public

(CONTINUED)
Probate Clerk's Office for Davidson County, Tennessee.

RESTRICTIONS:

1. No raising of swine.
2. No commercial raising of chickens.
3. No house trailers or temporary housing of any kind.
4. No storage of junk cars, building materials or any other unsightly or offensive storage.

unimproved ( )
This is improved (X) property, known as ..... (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 A. C. Spain, his ..... *heirs and assigns, forever.*

And we *do covenant with the said* A. C. Spain, his ..... *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.*

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* A. C. Spain, his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this ..... *day of* ....., *19* 78., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louise White 5/18/78
Nancy K Graves 5-21-78
Henry Graves 5-21-78
Mildred Hawley
Dorothy Mangrum

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ Letcher

Personally appeared before me, PHIL HIHSON, a Notary Public in and for said County and State, the within named Johnny Graves and Nancy Graves,

the bargainor S, 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 Whitesburg, Kentucky, ~~Tennessee~~, this 2nd day of May, 19 78.

Paul Mason, Notary Public.

Commission Expires Dec 2 1980

STATE OF FLORIDA
COUNTY OF Brevard

Personally appeared before me, Linda Jones Louise White, a Notary Public in and for said County and State, the within named Louise White

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

Witness my hand and official seal at Ft Lauderdale, this 1st day of May, 19 78.

Linda Jones, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Mildred Hamby and Dorothy Mooneyhan, 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 Goodlettsville, Tennessee, on this the 23rd day of May, 1978.

Patricia A. Kirby
Notary Public

My Commission Expires 1-6-81

PATRICIA A. KIRBY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
MILDRED HAMBY, ET AL

TO
A. C. SPAIN

E 70854

IDENTIF. REFERENCE

JUN 13 2 37 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

JUN 13 78	CONV	30,050.00			
JUN 13 78 S'TAX			B*	78.00	
JUN 13 78 PR'FEE			B*	.50	
JUN 13 78	W'DEED		B*	8.00	* 86.50