This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 5305 PAGE 474

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Velma Spain Short	Same	Map 15
(NAME)	(NAME)	Par. 52
3580 Old Clarksville Highway		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of ~~the~~ her love and affection ----------

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Dollars, for the grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

Beulah Spain has

~~XXX~~ *this day bargained and sold, and do hereby transfer and convey unto the said* E. Leon Spain, Velma Spain Short, Helen Spain Donahoue, Margaret Spain Everette, and William Donald Spain, as tenants in common, each holding an undivided one-fifth (1/5th) interest, their ~~XXXXX~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made February 9, 1948, by Lewis D. Justice, Surveyor, as follows: Beginning at a point in the center line of the Nashville and Springfield Road, at the southwest corner of the property belonging to Edward Shelby; thence south 89° 20' East 240.3 feet to a stake; thence South 9° 10' East 165 feet to a stake and post; thence South 50° 30' West 71.5 feet to a stake; thence South 84° 50' West 168.2 feet to the center of the Nashville and Springfield Road; thence with the center line of the same, North 10° 30' West 230 feet to the point of beginning, containing 1.16 acres more or less.

BEING the same property conveyed to J. H. Spain and wife, Beulah Spain, by Deed from O. A. Felts and wife, Pearline Felts, of record in Book 1560, Page 169, Register's Office for Davidson County, Tennessee, the said J. H. Spain having died on June 17, 1951.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 29th day of June 19 78

Affiant Velma Spain Short

My commission expires: Jan 18, 1978 (Affix Seal)

Notary Public Marsha Anne White

MARTHA ANNE WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved (X) improved ( ) property, known as ..... (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 E. Leon Spain, Velma Spain Short, Helen Spain Donahoue, Margaret Spain Everette, and William Donald Spain, their ~~XXXX~~ *(successors), heirs and assigns forever.* I *covenant that* I am *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 for taxes for 1978 which are being assumed by the Grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* E. Leon Spain, Velma Spain Short, Helen Spain Donahoue, Margaret Spain Everette, and William Donald Spain, their ~~XXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness ~~my hand~~ *this* 29th *day of* June, 19 78, *the corporate party, (them) hereto caused its name to be signed hereto by its duly authorized officers on said day and date.*

Beulah Spain

Beulah Spain

MARTHA ANNE WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Martha Anne White, *a Notary Public in and for said County and State,* Beulah Spain

the within named 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 Nashville *Tennessee, this* 29 *day of* June, *19* 78

Martha Anne White *Notary Public*

Commission expires Jan 18, 1982

MARTHA ANNE WHITE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

WARRANTY DEED

FROM

Beulah Spain

TO

E. Leon Spain, Velma Spain Short, Helen Spain Donahoue, Margaret Spain Everette, and William Donald Spain

JUN 29 78	CONV	*5,000.00			
JUN 29 78 S'TAX			B*	13.00	
JUN 29 78 PR'FEE			B*	.50	
JUN 29 78	W'DEED		B*	4.00	* 17.50

E 7 4 1 0 4

IDENTIF. REFERENCE

JUN 29 3 07 PM '78

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