THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:
THIRD NATIONAL MORTGAGE COMPANY, P.O. BOX 2628, Nashville, Tenn. 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 5319 PAGE 256	MAP-PARCEL NUMBERS:
Fred G. Luna and Rachel A. Luna	Third National Mortgage Co.	3DZ-45775
(NAME)	(NAME)	
1415 Gartland Ave.	P.O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37206	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100ths----------($10.00)---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

PHILLIP R. SPAIN AND EDNA EARL SPAIN

AUG-2[illegible]	CONV	29,000.00			
AUG-2[illegible]	S'TAX		B*	75.40	
AUG-2[illegible]	PR'FEE		B*	.50	
AUG-2[illegible]	W'DEED		B*	4.00	* 79.90

have bargained and sold, and by these presents do transfer and convey unto the said FRED G. LUNA AND WIFE, RACHEL A. LUNA----------

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

Lot no. 96 in the Subdivision of the A. V. S. Lindsley 29 acre tract, as of record in Book 57, Page 66, said Register's Office.

Said Lot fronts 50 feet on the north side of Gartland Avenue and runs back between parallel lines, 150 feet to a 14 foot alley.

The above described property was conveyed to Phillip R. Spain and wife, Edna Earl Spain, by deed from John B. Milliron, of record in Book 3955, Page 754, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1415 Gartland Avenue (House Number) (Street)
Nashville, Tennessee 37206
(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 1st day of August, 19 78.

Phillip R. Spain

Edna Earl Spain

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Janice Friedman, a Notary Public in and for said County and State, the within named Phillip R. Spain and Edna Earl Spain

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 Nashville, Tennessee, this 1st day of August, 19 78.

My commission expires 1-30-79 Notary Public Janice Friedman

NOTARY PUBLIC STATE OF TENNESSEE

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 $ 29,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Fred G. Luna

Sworn to and subscribed before me this 1st day of August, 19 78.

My commission expires 1-30-79 Notary Public Janice Friedman

NOTARY PUBLIC STATE OF TENNESSEE

This instrument was prepared by: see front	
Name	Address

WARRANTY DEED

FROM

TO

E 80239

IDENTIF. REFERENCE

AUG 2 9 12 AM '78

FELIX Z. ... LSON II REGISTER
DAVIDSON COUNTY, TENN.

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