This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
1400 American Trust Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Duane Hanson (NAME)	Same (NAME)	14-92
7177 Douglas Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tennessee (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- ($10.00)---------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged;

AUG 11 78	CONV	86,500.00		
AUG 11 78	S'TAX		B* 224.90	
AUG 11 78	PR'FEE		B* .50	
AUG 11 78	W'DEED		B* 4.00	* 229.40

We, Alonzo Spain, Jr. and wife, Jessie K. Spain, Tommy E. Ward and wife, Nell R. Ward, and Kenneth W. Ward and wife, Brenda E. Ward,

have bargained and sold, and by these presents do transfer and convey unto the said Duane Hanson, a single person

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

Land in the 14th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965, and being shown as Tract 23 and 23-A on said survey as follows, to-wit:

BEGINNING at a point 1864.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence North 82° 50' West, a distance of 1596.4 feet to a point; thence North 2° 15' East 2457.0 feet to a point at an old planted stone; thence South 87° 30' East 656.0 feet to a point at an old planted stone; thence South 3° 30' West along an old fence line 2350.0 feet to a point; thence South 85° 35' East 965.0 feet to a point in the westerly margin of Douglas Road; thence in a southerly direction along the westerly margin of Douglas Road 190.0 feet to the point of beginning and containing 40.2 acres more or less.

There is included within the above described property but specifically excluded from this conveyance 1.01 acres heretofore conveyed to the State of Tennessee of record in Book 4566, page 77, Register's Office for said County.

BEING the same property conveyed to Alonzo Spain, Jr. and wife, Jessie K. Spain, Tommy E. Ward and wife, Nell R. Ward, and Kenneth W. Ward and wife, Brenda E. Ward, by deed from Pete L. Neely and wife, Margaret A. Neely, of record in Book 4914, page 577, and re-recorded in Book 4922, page 484, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7177 Douglas Road (House Number) (Street)
Joelton, Tennessee (City or Town) (Zip Code)
(P. O. Address)

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 27th day of July, 1978.

ALONZO SPAIN, JR.	TOMMY E. WARD	KENNETH W. WARD
JESSIE K. SPAIN	NELL R. WARD	BRENDA E. WARD

BOOK 5323 PAGE 683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alonzo Spain, Jr., ~~Jessie K. Spain~~, Tommy E. Ward, Nell R. Ward, Kenneth W. Ward and Brenda E. Ward

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 27th day of July, 1978.

My commission expires 8-26-80 Notary Public Rebecca C. Oates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie K. Spain

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

Witness my hand and official seal at Nashville this 27th day of July, 1978.

My commission expires July 27, 1981 Notary Public James B. Short

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $86,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Duane Hanson
DUANE HANSON

Sworn to and subscribed before me this 27th day of July, 1978.

My commission expires 8-26-80 Notary Public Rebecca C. Oates

This instrument was prepared by:

GRISSIM AND SHORT, Attorneys, 1400 American Trust Building, Nashville, TN 37201
Name Address

WARRANTY DEED

FROM ALONZO SPAIN, JR. AND WIFE, JESSIE K. SPAIN, TOMMY E. WARD AND WIFE, NELL R. WARD, AND KENNETH W. WARD AND WIFE, ~~BRENDA E. WARD~~

TO DUANE HANSON

E 82213

IDENTIF. REFERENCE

AUG 11 8 56 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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