# WARRANTY DEED

BOOK 5348 PAGE 509

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41500-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Oct. 1978.

Notary Public

MY COMMISSION EXPIRES: 11-23-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214t
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry G. Patton (NAME) | Fidelity Federal Savings & Loan (NAME) | 74-16 ;11 |
| 3805 Bonnacreek Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 169 |
| Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, TN. 37219 (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, Thomas Freeman Spruill and wife, Kathleen C. Spruill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry G. Patton

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:

Land in Davidson County, Tennessee, being Lot No. 966 on the Plan of Hermitage Hills, Section 11, as of record in Book 3600, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 966 fronts 124.88 feet on the southeasterly margin of Bonnacreedk Drive and runs back between lines measuring 120.27 feet on the southwesterly side and 127.75 feet on the easterly side to a broken line in the rear on which it measures 60.33 feet.

Being the same property conveyed to Thomas Freeman Spruill and wife, Kathleen C. Spruill by deed from F.E. Stratton, Jr. and wife, Bettie S. Stratton of record in Book 3907, page 187, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3907, page 188, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantee.

This is unimproved ( ) improved (X) property, known as 3805 Bonnacreek Drive, Nashville, TN. 37076
(House Number) (Street) (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 6th day of October, 1978

Thomas Freeman Spruill
Thomas Freeman Spruill

Kathleen C. Spruill
Kathleen C. Spruill

STATE OF Tennessee
COUNTY OF Davidson

BOOK 5348 PAGE 510

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Freeman Spruill and wife, Kathleen C. Spruill

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 6th day of October, 1978

Notary Public.

Commission Expires 11-12-80

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / 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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

E 93332

IDENTIF. REFERENCE

OCT 10 1 54 PM '78

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|
| OCT 10 78 | CONV | 41,500.00 | | | |
| OCT 10 78 | S'TAX | | B* | 107.90 | |
| OCT 10 78 | PR'FEE | | B* | .50 | |
| OCT 10 78 | W'DEED | | B* | 4.00 | * 112.40 |

MAIL TO: [illegible] TRADER
P.O. BOX 22355
NASHVILLE, TENN. 37214

WARRANTY DEED

FROM
Thomas Freeman Spruill et ux

TO
Jerry G. Patton

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York