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BOOK 5364 PAGE 76

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00

Shirley Hatton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF November, 1978

Tom Gleaves
Notary Public

MY COMMISSION EXPIRES: May 10, 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Miller Kimbrough, 4205 Hillsboro Road, Nashville, Tenn 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herchel Guy Spears, Jr (NAME)	OWNER (NAME)	MAP 75-4
508 Trenton Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 190
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-24992

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 I, Miller Kimbrough, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herchel Guy Spears, Jr. and wife Carol W. Spears

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:

Being Lot No. 459, on the Plan of Tulip Grove, Section 7, of record in Book 4300, page 186, Register's Office for Davidson County, Tennessee, to which said plan is hereby made for a more complete description of said lot.

Being part of property conveyed to Miller Kimbrough, Trustee, with full power to sale, mortgage transfer and convey and his successors, in trust, by Deed from Jane B. Buntin, a widow, of record in Book 4553, page 925, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the terms of the Owner's Certificate, easements, and setback lines and other data as shown on the recorded plan and restrictive covenants of record in Book 4639, page 267, said Register's Office.

No sewer tap furnished by seller

unimproved (X) / This is improved ( ) property, known as Lot 459, Tulip Grove Section 7, Davidson County, Tenn.
(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 my hand this 8th day of November, 1978

Miller Kimbrough, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miller Kimbrough, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of November 19 78

Commission expires May 10 1981

Jom Glascock
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

FILE BOX 3

WARRANTY DEED

FROM
Miller Kimbrough, Trustee

TO
Herchel Guy Spears, Jr., et ux

F 00260

IDENTIF. REFERENCE

Nov 15 11 15 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

NOV 15 78	CONV	*4,000.00				
NOV 15 78	S'TAX		B*	10.40		
NOV 15 78	PR'FEE		B*	.50		
NOV 15 78	W'DEED		B*	4.00	*	14.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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