F. 0. 1. 7. 3. 5.

WARRANTY DEED

BOOK 5367 PAGE 441

IDENTIF. REFERENCE

Nov 27 9 44 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45000-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF November 1978.

Notary Public

MY COMMISSION EXPIRES: 11-2-80

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry G. Craig, et al (NAME)	Same (NAME)	Map 53-7
2701 overhill Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 84
Nashville, Tenn, 37214 (CITY) (STATE) (P. O. ZIP)	(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, Harold Graden Gaines and wife, *Bettye Oldham Gaines

*(incorrectly shown on deed of record in Bk. 4744, pg. 417 as Bettte)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth R. Speakman and wife, Reba Speakman and Larry G. Craig and wife, Joanne Craig

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:

Three tracts of land in Davidson County, Tennessee, as follows:

TRACT I: Being Lot No. 17, and the five adjoining feet of Lot No. 18 of Block No. 2 on the plan of Dabb's and Elliott's Subdivision No. 1, Old Hickory, Tennessee, now know as Dupontonia, as of record in Book 547, page 97, Register's Office of said County.
Said Lot No. 17 and five feet of Lot No. 18 front together 30 feet on the northesterly side of Hadley Concrete Blvd., and run back between parallel lines 120 feet to an alley.

TRACT II: Being Part of Lot 18, of Block 2, on the Plan of Dabb's and Elliott's Subdivision No. 1, Old Hickory, Tennessee, now know as Dupontonia, as of record in Book 547, page 97, Register's Office for said County, being two feet of Lot No. 18 in said Subdivision, said two feet is located five feet south of the line of Lots Nos. 17 and 18, and fronts on the Hadley Blvd., and runs back between parallel lines 120 feet to an alley, and joins the five feet of Lot No. 18, which was conveyed together with said Lot No. 17, to the said Ed Becker, by deed of the said Regina Cohen and husband, dated May 7, 1929, and recorded in Book 842, page 11, R.O.D.C.T.

TRACT III: Being part of Lot 18, of Block 2, on the Plan of Dabb's and Elliott's Subdivision No. 1 Old Hickory, Tennessee, now known as Dupontonia, as of record in Book 547, page 97, Register's Office of said County, being ten feet of Lot No. 18, in said subdivision. Said ten feet is located seven feet south of the line of Lots Nos. 17 and 18, and fronts on the Hadley Blvd. and runs back between parallel lines

*(OVER)

unimproved ( )
This is improved ( ) property, known as _____ (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 hands this 22 day of November, 1978

Harold Graden Gaines

Bettye Oldham Gaines

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Graden Gaines and wife, Bettye Oldham Gaines

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 2nd day of November, 1978

Commission Expires 11-12-80

Notary Public

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 _____

NOV 27 78 CONV 15,000.00
NOV 27 78 S'TAX B* 117.00
NOV 27 78 PR'FEE B* .50
NOV 27 78 WDEED B* 4.00 * 121.50

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

*120 feet to an alley, and ajoins the seven feet of Lot No. 18 which was conveyed together with said Lot No. 17, to the said Ed Becker, by deed of the said Regina Cohen and husband, dated May 29, 1929, and recorded in Book 842, page 11, R.O.D.C.T.

Being the same property conveyed to Harold Graden Gaines and wife, Bettye Oldham Gaines by deed from Alice Becker, a widow, as of record in Book 4744, page 417, said Register's Office.

Included but excluded from the land conveyed is the following: Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Dennis Liggett property, thence along the said southeast boundary north 44 degrees 15 minutes east 11 feet more or less to a point, thence south 45 degrees 45 minutes east 42 feet more or less to a point, thence south 44 degrees 15 minutes west 11 feet more or less to a point in the said northeast margin, thence along the said northeast margin north 45 degrees 45 minutes west 42 feet more or less to the point of beginning and containing 462 square feet. Which was conveyed to the state of Tennessee by an instrument of record in Book 4962, page 538, said Register's Office.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

P.O. Box 2251

WARRANTY DEED

FROM
Harold Graden Gaines et ux

TO
Kenneth R. Speakman et al

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

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