This instrument prepared by:
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 5440 PAGE 757

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr/Mrs James E. Spears	First Tennessee Bank, N.A.	142-2
(NAME)	(NAME)	174
253 Carriage Drive	P. O. Box 474	Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Bellevue, Tennessee 37221	Memphis, Tennessee 38101	9D-5473
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) *Dollars,* and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated April 14, 1978, in the original principal sum of $47,250.00, payable to First Tennessee Bank, N.A. Memphis in monthly installments including interest as set forth in said note, and being secured by a deed of trust executed by Robert N. Wilsie and wife, of record in Book 5275, page 298, Register's Office for Davidson County, Tennessee,

ROBERT N. WILSIE and wife, BELINDA WILSIE,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXXX~~

JAMES E. SPEARS and wife, ALICE R. SPEARS, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 219 on the Plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert N. Wilsie and wife, Belinda Wilsie by deed from Harris Riley Holliday and wife of record in Book 5275, page 296, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4317, page 284, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,423.71

Subscribed and sworn to before me, this the 23rd day of May, 19 79

James E. Spears
Affiant

My commission expires: February 3, 1981
(Affix Seal)

Geo. E. Mudter, Jr.
Notary Public

This is unimproved ( ) improved (XX) property, known as 253 Carriage Drive, Bellevue, Tennessee 37221
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James E. Spears and wife, Alice R. Spears, their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as shown above and for 1979 taxes.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James E. Spears and wife, Alice R. Spears, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 23rd *day of* May, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Belinda Wilsie

Robert N. Wilsie

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George E. Mudter, Jr., *a Notary Public in and for said County and State,* Robert N. Wilsie and wife, Belinda Wilsie

*the within named 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* 23rd *day of* May, *19* 79

GEORGE E. MUDTER NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Geo E Mudter Jr *Notary Public*

Commission expires February 3, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as*.....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

5191

WARRANTY DEED

FROM
ROBERT N. WILSIE and wife

TO
JAMES E. SPEARS and wife

F. 3. 1. 2. 2.

IDENTIF. REFERENCE

MAY 25 10 44 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILE:
GEORGE E. MUDTER, JR., ATTY

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5440 PAGE 759

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57423.21- CO	
			149.24 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	153.74-
5191	A05/25/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. 1. 2. 2. 2.

IDENTIF. REFERENCE

MAY 25 10 44 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686245