File Box #2

WARRANTY DEED

FROM CHARLES WAYNE GRUBB and wife, FAYE DORIS GRUBB

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ADDRESS NEW OWNER(S) AS FOLLOWS:	RICHARD SPEARS and wife, PEGGY SPEARS 702 North Second Street Nashville, Tennessee 37207
SEND TAX BILLS TO:	NATIONAL MORTGAGE COMPANY 4041 Knight Arnold Road Memphis, Tennessee 38118
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, TN. 37219
MAP-PARCEL NOS:	82-7-220 20W 14145

{STATE OF TENNESSEE COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,467.91 Affiant Richard Spears

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June, 1979
DATE

Jeanelle L. Banks
NOTARY PUBLIC

July 27, 1981
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS----------

----------($10.00)---------- DOLLARS

cash in hand paid by RICHARD SPEARS and wife, PEGGY SPEARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by the said RICHARD SPEARS and wife, PEGGY SPEARS to pay the present outstanding balance on a certain indebtedness evidenced by deed of trust from Charles Wayne Grubb and wife, Faye Doris Grubb to Delta Title Company, Trustee, of record in Book 5395, Page 708, Register's Office for Davidson County, Tennessee, dated February 13, 1979, to secure to National Mortgage Company one note in the original principal amount of $21,500.00, payable in conformity with the terms and conditions therein stated;

CHARLES WAYNE GRUBB and wife, FAYE DORIS GRUBB

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

RICHARD SPEARS and wife, PEGGY SPEARS,

GRANTEES, their (his, her, its) heirs, successors 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. 31 in Dr. V. S. Lindsley's Addition to Edgefield, now East Nashville, a plan of which is on record in Plan Book No. 57, Page 25, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the west side of North 2nd Street, formerly Harris Avenue; and extends back between parallel lines 142.5 feet to an alley.

BEING the same property conveyed to Charles Wayne Grubb and wife, Faye Doris Grubb, by deed from Patricia Roberts Harris, Secretary of Housing and Urban Development, of record in Book 5395, Page 706, Register's Office for Davidson County, Tennessee.

SUBJECT to all easements; restrictions and matters ofpublic record, including taxes for the year 1979 and subsequent years.

F. 41367

IDENTIF. REFERENCE

JUL 20 3 48 PM '79

FELIX A. ELLISON JR. REGISTER
DAVIDSON COUNTY, TENN.

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unimproved ( )
This is improved (X) property, known as 702 North Second Street, Nashville, Tennessee
Number Street City State 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, successors 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 except of record.

AND the undersigned GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand S this 29th day of June, 19 79

Charles Wayne Grubb
CHARLES WAYNE GRUBB

FAYE DORIS GRUBB
Faye Doris Grubb

{STATE OF TENNESSEE; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named CHARLES WAYNE GRUBB AND WIFE, FAYE DORIS GRUBB

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 29th day of June 1979.

July 27, 1981
Comission Expires

Janelle L. Patterson
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) ..... of the ....., a corporation, the within named bargainer, and that ..... he as such (Title) ..... being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as (Title) .....

WITNESS my hand and seal, at office in CITY: ..... STATE: .....

this ..... day of ..... 19 .....

Commission Expires

Notary Public

(AFFIX SEAL)

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

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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

23467.91- CO
61.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 67.60-
8046A07/20/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 1 3 6 7.

T
IDENTIF. REFERENCE

JUL 20 3 48 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 698735