This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5479 PAGE 130

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alfred P. Sumabat and wife, Marilyn L. Sumabat	First Tennessee Bank N. A. Memphis	135-5-68
(NAME)	(NAME)	
347 Ladybird Drive	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Alfred P. Sumabat and wife, Marilyn L. Sumabat and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Wayne E. Spruill and wife, Brenda C. Spruill

have this day bargained and sold, and do hereby transfer and convey unto the said Alfred P. Sumabat and wife, Marilyn L. Sumabat *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 82 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee.
Said Lot No. 82 fronts 85 feet on the westerly margin of Ladybird Drive and extends back 162.7 feet on the northerly line and 157 feet on the southerly line to a dead line in the rear, measuring 71.82 feet thereon.

Being the same property conveyed to Wayne E. Spruill and wife, Brenda C. Spruill by deed from Alvie Wayne Willis and wife, Margie F. Willis of record in Book 5319, page 978, said Register's Office.

This conveyance is subject to a 10-foot easement for drainage and utilities, 30-foot setback line from Ladybird Drive, and conditions of Owner's Certificate of record in Book 3300, pages 64 and 65, said Register's Office; and an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Alvie Wayne Willis et ux, of record in Book 4986, page 235, said Register's Office; and restrictive covenants of record in Book 3400, page 120, and amended in Book 3436, page 43, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this tranefer is $ 43,500.00
Subscribed and sworn to before me, this the 3 day of August 19 79
Affiant
My commission expires: 4/10/82
(Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 347 Ladybird Drive, Nashville, Tennessee 37217
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 3rd *day of* August, *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.*

Wayne E. Spruill

Brenda C. Spruill

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy C. Kerr, *a Notary Public, in and for said County and State,* Wayne E. Spruill and wife, Brenda C. Spruill

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 3 *day of* August, *19* 79

Nancy C. Kerr *Notary Public*

Commission expires 4/18/82

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 .....

WARRANTY DEED

FROM
Wayne E. Spruill and wife,
Brenda C. Spruill

TO

Alfred P. Sumabat and wife,
Marilyn L. Sumabat

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

D 23844

F 45025

IDENTIF. REFERENCE

AUG 9 9 17 AM

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

43500.00- CO
113.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 119.60-
26686A08/09/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-45025

IDENTIF. REFERENCE

AUG 9 9 17 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703216