BOOK 5533 PAGE 176

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF NOVEMBER, 79

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie W. Spears	Community Mortage Corporation	136
(NAME) 2710 & 2712 Old Smith Springs	(NAME) 8400 S.W. 81st Drive, Suite 220	4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217	(STREET ADDRESS) Miami, FL 33143	2D 37260
(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, Louis Howard Cole, Sr. and Sonia Cole Andrews, et al

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnnie 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:

LAND in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described as follows:
BEGINNING at a point in what was John Estes northerly boundary line 16.25 poles east of what was C. M. Clements property southeast corner; thence easterly with John Estes northern boundary line 16.25 poles to a stake; thence norterly 49.25 poles to a stake, formerly John Perry's southeast corner; thence westerly with Perry's old southern boundary line, 16.25 poles; thence southerly and parallel with C.M. Clements old eastern boundary line, 49.25 poles to the beginning, containing 5 acres, more or less.

BEING the same property conveyed to Louis Howard Cole, Sonia Eloise Andrews and in Trust for Johnnie Mae Brown (Louis Howard Cole & Sonia Eloise Andrews, Trustees) by will from Mary Jewel Cole of record in Will Book 122, page 312; and by deed from E. H. Walden to Earl Cole and wife Mary Jewel Cole, of record in Book 3032, page 93, said Register's Office. The said Alma Ruth Cole, wife of Louis Cole and James V. Andrews, Jr. husband of Sonia Andrews, join in this conveyance for the purpose of conveying their right, title and interest in said property.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is (X) unimproved ( ) improved property, known as 2710 & 2712 Old Smith Springs Rd Nashville, TN 37217
(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 hand this 9TH day of NOVEMBER, 19 79

Louis Howard Cole, Sr. for the benefit of Johnnie Mae Brown
Louis Howard Cole, Sr.

Sonia Cole Andrews
Sonia Cole Andrews, et al

Sonia C. Andrews, for benefit of Johnnie Mae Brown
James V. Andrews, Jr. Alma Ruth Cole

STATE OF TENNESSEE
Davidson County

BOOK 5533 PAGE 177

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Louis Howard Cole, Sr. and Sonia Cole Andrews, et al~~ ALMA RUTH COLE, JAMES U. ANDREWS, JR., Owen personally and Louis Howard Cole and Sonia Cole Andrews, Trustees for Johnnie Mae Brown the 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 office in Nashville, Tennessee, this 9TH day of NOVEMBER 19 79.

Commission expires 4-17-83

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

WARRANTY DEED

FROM
Louis Howard Cole, Sr.

TO
Johnnie W. Spears

Filed Dep 7

F 64245

IDENTIF. REFERENCE

Nov 20 1 57 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6860 11/20 [illegible]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5533 PAGE 178

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] CO
119.60 CO TX
.50 PRFEE
6.00 MISC
CHECK 126.10-
6868A11/20/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 64245

IDENTIF. REFERENCE

Nov 20 1 57 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 726714