THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

WARRANTY DEED

BOOK 5724 PAGE 197

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
HAROLD M. SPEAR, JR. ET UX (NAME)	COMMERCE UNION BANK (NAME)	18-11-17
204 ENGEL DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 2546 (STREET ADDRESS)	GO-12541
GOODLETTSVILLE, TN. 37072 (CITY) (STATE) (ZIP)	NASHVILLE, TENN. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by the grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to Commerce Union Bank; and secured by a deed of trust of record in Book 4812, page 598, executed by H. Ray Eanes and wife, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promises to pay;

We, CECIL MILLER AND WIFE, AGGIE MILLER, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said HAROLD M. SPEAR, JR. AND WIFE, KATHY L. SPEAR,

the Grantees herein, their ~~successors~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 33 Connell Estates, Section II, as of record in Book 2900, page 130, Register's Office for said County, as follows:

Said Lot No. 33 fronts 200 feet on the southerly side of Engle Avenue and runs back between lines 155 feet on the easterly line and 304.9 feet on the westerly line, to a dead line in the rear upon which it measures 194.6 feet thereon.

Being the same property conveyed to CECIL MILLER AND WIFE, AGGIE MILLER, by deed from JOHN B. MOSS AND WIFE, HELON MOSS, of record in Book 5526, page 260, said Register's Office.

This conveyance is made subject to restrictions, setback lines, easements and other such limitations as shown on the recorded plan.

(Cecil Miller and Cecil Miller, Jr., being one and the same person.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $69,900.00

Subscribed and sworn to before me, this the 20 day of March 19 81

Affiant

My commission expires: 6-18-84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 204 Engle Avenue, Goodlettsville, Tn. 37072 (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.*

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 20 *day of* March, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cecil Miller Jr (Cecil Miller)

Aggie Miller (Aggie Miller)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Cecil Miller and wife, Aggie Miller

*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 30 *day of* March, *19* 81

Notary Public

Commission expires 10-18-81

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

Cecil Miller et ux

TO

Harold M. Spear, Jr., et ux

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

FILED FOR RECORD
DAVIDSON COUNTY, TENN.
MAR 23 10 52 AM '81
REGISTER

IDENTIFICATION REFERENCE

RUSH

G 3 4 3 0 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5724 PAGE 199

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
			69900.00-	CO
			181.74	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	188.24-
6313A03/23/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G34301

IDENTIFICATION REFERENCE

MAR 23 10 52 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 812963