WARRANTY DEED

BOOK 5746 PAGE 403

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.

C. L. Ferrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 19 81.

Mrs Louise Weldon
Notary Public

MY COMMISSION EXPIRES: May 11, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWIGHT EUGENE SPAIN (NAME)	-SAME- (NAME)	Map 53-16
102 Gale Lane (Drive) (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 111
Hermitage Old Hickory, Tenn (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, C. L. FERRELL and wife, PAULINE FERRELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWIGHT EUGENE SPAIN and wife LINDA SUE COWAN SPAIN

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 City of Lakewood, Tennessee, the same being Lot No. 17 on the Plan of Polly Acres Subdivision, the same being of record in Plat Book 3700, page 57, and re-recorded in Plat Book 3700, page 90, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 113 feet on the westerly margin of Gail Lane, and extends back 137 feet on the northerly line and 150 feet on the southerly line to a broken line in the rear, on which it measures 106.75 feet.

Being a part of the same property conveyed to C. L. Ferrell by deed from H. Phillip Sadler, Trustee, as of record in Book 4201, page 798, Register's Office for Davidson County, Tennessee. Pauline Ferrell joins in this conveyance to transfer any rights she may have in the subject property as Wife of the said C. L. Ferrell.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a 40 foot minimum building setback line from Gail Lane, and a 2.5 X 30 foot utility anchor easement located on the northeast corner of said Lot.

Taxes for the year 1981 have been settled between the parties, and are assumed by the Grantees herein.

This is unimproved (X) improved ( ) property, known as Lot 17, Polly Acres S/D, Old Hickory, TN 37138
(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 s this 5th day of May, 19 81

C. L. Ferrell
C. L. FERRELL

Pauline Ferrell
PAULINE FERRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. L. FERRELL and wife, PAULINE FERRELL

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 Old Hickory, Tennessee, this 12th day of May, 19 81

Commission Expires May 11, 1981 Mrs Louise Woodard, Notary Public.

STATE OF
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 purpose 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

6301 05/19 32.50+ CHECK

RUSH

G 42264

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

IDENTIF. REFERENCE

MAY 18 12 16 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

C. L. FERRELL and wife,

PAULINE FERRELL

TO

DWIGHT EUGENE SPAIN and wife,

LINDA SUE COWAN SPAIN

TITLE INSURED BY POLICY NUMBER:

-NONE-

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 32.50-	
630LA05/16/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 42264

IDENTIF. REFERENCE

MAY 18 12 16 PM '81

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

No. 822566