This instrument prepared by:
JERRY R. HUMPHREYS, Attorney at Law
1128 J.C. Bradford Building
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5884 PAGE 610

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Essie Spann		Map 70-4
(NAME)	(NAME)	
401 Toney Road	same	P/O 8-153
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37207		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)

TEN AND NO/100---------- Dollars,

Cash in hand paid by Richard Spann and wife, Essie Spann, and other good and valuable considerations, the receipt of which is hereby acknowledged and, pursuant to T.C.A. 64-110 in order to create and vest a fee simple ownership in Essie Spann,

We, Richard Spann and wife, Essie Spann

have this day bargained and sold, and do hereby transfer and convey unto the said Essie Spann

her (successors), heirs and assigns,

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

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described partly according to a survey made by Norris H. Hickerson, Surveyor, revised June 26, 1951, as follows:
Beginning at a point on the westerly margin of Toney Road, said point being South 22 degrees West 205 ft. from the southeast corner of the property conveyed to Richard Holder and wife, Nola Holder by deed from M. H. Webb and wife, of record in book 3467, page 601, Register's Office for said County; thence westerly 110 ft., more or less, to a point in the eastern boundary of the Dennis Lovell property; thence south 0 degrees 45ft. west 80 ft., more or less; thence easterly 80 ft., more or less, to the westerly margin of Toney Road; thence with the same North 22 degrees East 75 Ft. to the beginning.

Being the same real property conveyed to Richard Spann and wife, Essie Spann from M. H. Webb and wife, Ida Nell Webb by deed, as of record in Book 4058, Page 730, Register's Office of Davidson County, TN.

Water rights in and to a well and pump located to the north of the property herein described are hereby conveyed to the Grantee in this instrument.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 11th day of May 19 82.

Affiant Essie Spann

My commission expires: 1-20-85 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 401 Toney Road, Nashville, TN (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Essie Spann

her (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 Essie Spann, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 11th day of May, 19 82, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Richard Spann

Essie Spann

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5884 PAGE 611

Personally appeared before me, Jerry R. Humphreys, *a Notary Public in and for said County and State,* Richard Spann and wife, Essie Spann, *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* 11th *day of* May, *19* 82.

Jerry R. Humphreys
Notary Public

Commission expires 1/20/85

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
Richard Spann and wife, Essie Spann
TO
Essie Spann

G 9 1 0 0 4

IDENTIF. REFERENCE

MAY 12 2 28 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238