OFFICIAL RECEIPT

BOOK 5970 PAGE 232

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Nov., 1982

_____
Notary Public

MY COMMISSION EXPIRES: August 28, 1984

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Judith C. Spickard, 131 McGavock Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip and Vickie Spickard (NAME)	Same (NAME)	84-16 69
127 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3D 67280
Nashville, TN 37214 (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, Bennie O. Spickard and wife, Lucile B. Spickard,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip H. Spickard and wife, Vickie Spickard,

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:

BEING Lot. No. 38 on the Plan of Hargis Heights Subdivision as of record in Book 974, page 82, R.O.D.C., Tennessee. Said Lot No. 38 fronts 105 feet more or less, on McGavock Road and runs back between parallel lines 200 feet more or less on the Northerly side and 200 feet more or less on the Southerly side to a dead line and measures 86.5 feet more or less on said dead line. And being Lot No. 48 on the plan of Hargis Heights Subdivision as of record in Book 974, page 82, R.O.D.C., Tennessee. Said Lot No. 48 fronts 75 feet more or less on Stinson Road and runs back 239 feet more or less on the westerly line and 238 feet more or less on the easterly line to the rear line and measures 75 feet more or less on said rear line.

BEING the same property conveyed to Paul D. Hargis by deed from Frances Williamson Hargis, of record in Book 3310, page 149, Register's Office for Davidson County, Tennessee, and being the same property devised to Francis Hargis Rainey and Alice Hargis Waggenbach, by will of record in Will Book 110, page 516, Office of the County Court Clerk for Davidson County, Tennessee, and the same property being conveyed by the said Alice Hargis Waggenbach to Francis Hargis Rainey by will of record in Will Book 115, page 260, Office of the County Court Clerk for Davidson County, Tennessee, and being the same property conveyed to Bennie O. Spickard and wife, Lucile B. Spickard, by deed from Francis Hargis Rainey, of record in Book 5055, page 543, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1117, page 641, R.O.D.C., Tennessee, together with all other easements, restrictions and zoning regulations as may be applicable thereto.

This is unimproved ( ) improved (X) property, known as 127 McGavock Pike, Nashville, Tennessee 37214
(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 their hands this 12th day of November, 1982

Bennie O. Spickard
BENNIE O. SPICKARD

Lucile B. Spickard
LUCILE B. SPICKARD

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ray Startup, a Notary Public in and for said County and State, the within named Bennie O Spickard and Lucille B Spickard

the bargainors, 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 12 day of Nov., 1982.

Commission expires Apr 21, 1985

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

Bennie O. Spickard and wife,

Lucile B. Spickard

TO

Philip H. Spickard and wife

Vickie Spickard

H 19256

IDENTIF. REFERENCE

Nov 29 1 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5970 PAGE 234

FOR _____

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
			34500.00= CO	
			89.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	96.20-
2334A	11/29/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 19256

IDENTIF. REFERENCE

Nov 29 1 37 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 912719