OFFICIAL RECEIPT

SEND TAX BILLS TO:

Metropolitan Federal
Title Case Y
Nashville Tenn

This Instrument Was Prepared From
Information Furnished By The Parties By:
JOHN B. LANE
Attorney at Law
P. O. Box 31
Smyrna, Tennessee 37167

STATE OF TENNESSEE)
)
DAVIDSON COUNTY)

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Map 83-11, Parcel 67

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption by the Grantee herein of an indebtedness presently payable to Metropolitan Federal Savings & Loan Association, Nashville, Tennessee, and secured by a trust deed embracing the within-described property to T. I. Holman, Jr., Trustee, of record in Book 4625, page 138, of the Register's Office for Davidson County, Tennessee, and to which instrument reference is hereby made for all of its terms and provisions;

We, the undersigned, GENE SPITZER and wife, ANNETTE SPITZER, have bargained and sold and do hereby transfer and convey unto HOLLIE FARRIS, JR., an unmarried person, his heirs and assigns, forever, our entire interest, the same being a one-half undivided interest, in and to that certain parcel of real estate situated in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

> Being Lot No. #18 on the map of Rolling Acres, of record in Book 1130, page 34, Register's Office for said County. Said Lot No. 18 fronts 75 feet on the easterly side of Skyview Drive, and runs back between lines, 151.5 feet on the northerly line and 150.5 feet on the southerly line to a dead line in the rear on which it measures 75 feet. This is improved property known as 525 Skyview Drive, Nashville, Tennessee 37206.
>
> Being the same property conveyed to Gene Spitzer and wife, Annette Spitzer, a one-half undivided interest, and to Hollie Farris, Jr., an unmarried person, a one-half undivided interest, by deed from James W. Willis and wife, Elizabeth L. Willis, of record in Book 5670, page 203, of the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title and interest thereto belonging, unto the said HOLLIE FARRIS, JR., an unmarried person, his heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said interest in and to said real estate; that we have a good right to convey the

Buyer
525 Skyview Dr.

OFFICIAL RECEIPT

same; and that it is unencumbered, except as above set forth and by lien of the 1983 Davidson County property taxes, with payment for same assumed by the Grantee herein.

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We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said HOLLIE FARRIS, JR., an unmarried person, his heirs and assigns, against the lawful claims of all persons, whomsoever.

All of our right, title, claim and interest in and to the escrow account held by Metropolitan Federal Savings & Loan Association, including the existing hazard insurance policy, is hereby transferred to the Grantee herein.

Possession of the within-described property will be given to the Grantee herein with deed.

WITNESS OUR HANDS, this the 8th day of January, 1983.

Gene Spitzer
GENE SPITZER

Annette Spitzer
ANNETTE SPITZER

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named GENE SPITZER and wife, ANNETTE SPITZER, the bargainors, with whom I am personally acquainted; and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this the 8th day of January, 1983.

John B Lane
Notary Public

My Commission Expires: June 14, 1986

JOHN B. LANE NOTARY PUBLIC RUTHERFORD CO. TENN.

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $20,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Hollie Farris, Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF January 1983.

John B Lane
NOTARY PUBLIC

MY COMMISSION EXPIRES June 14, 1986

JOHN B. LANE NOTARY PUBLIC RUTHERFORD CO. TENN.

H 25250

TAX REFERENCE

JAN 10 11 09 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____ BOOK 5990 PAGE 595

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

20000.00- CO
55.00 CO TX
.50 PRFEE
2.00 WDEED
CHECK 59.50-
01/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 25250

IDENTIFICATION REFERENCE

JAN 10 11 09 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 920231