DYN

FORM NO. WD-1

BOOK 6031 PAGE 754

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 1983.

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

File Bard 10

THIS INSTRUMENT WAS PREPARED BY
Elizabeth W. McDow, 230 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan M. Spengler and wife, (NAME)	Same (NAME)	FH 12091
5400 Stanford Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 145
Nashville, Tennessee 37215 (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, STANFORD HEIGHTS PROPERTY, I, a joint venture composed of Town Properties, Inc. and Union Financial Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dan M. Spengler and wife, Cynthia N. Spengler

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. 4 on the Plan of Stanford Heights of record in Book 5200, Page 453, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the southerly margin of Stanford Drive, said point being the common easterly front corner of Lots 3 and 4; thence with the line between said lots, South 13 degrees 37' 07" East 197.14 feet to an iron pin: thence South 44 degrees 00' West 55.00 feet to an iron pin; thence North 73 degrees 00' West 135.00 feet to an iron pin; thence North 53 degrees 00' West 105.00 feet to an iron pin; thence North 40 degrees 00' West 105.00 feet to an iron pin; thence North 74 degrees 00' West 45.00 feet to an iron pin in the easterly margin of Stanford Drive; thence with the margin of the same, North 2 degrees 53' 14" West 146.28 feet to a concrete monument at the beginning of a curve to the right having a radius of 72.40 feet; thence around said curve northerly and easterly a distance of 167.58 feet to a concrete monument; thence continuing with the margin of the same, South 50 degrees 16' 18" East 265.61 feet to the point of beginning.

Being part of the same property conveyed to Stanford Heights Property, I, a joint venture composed of Town Properties, Inc. and Union Financial Corp., by deed from Olivia Weaver Boult and husband, Reber Boult, of record in Book 5954, Page 124, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes for the year 1983 and subsequent years.
2. ~~Such restrictions applicable to said subdivision as may appear of record.~~
3. Recorded plan of record in Book 5200, Page 453, said Register's Office, shows an Owner's Certificate, and a 25 foot private driveway easement running generally north and south through the westerly portion of said lot, and various notes.

This is unimproved ( ) improved (X) property, known as 5400 Stanford Drive, Nashville, Tennessee 37215
(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 its hand this 1st day of April, 1983

STANFORD HEIGHTS PROPERTY, I, by:

TOWN PROPERTIES, INC.

By:

UNION FINANCIAL CORPORATION

By: J. Jay Puckett III VP

OFFICIAL RECEIPT

STATE OF TENNESSEE }
Davidson County }

BOOK 6031 PAGE 755

Personally appeared before me, ______________________, a Notary Public in and for said County and State, the within named ______________________

____

the bargainor___, with whom I am personally acquainted, and who acknowledged that ______ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______, Tennessee, this ______ day of ______ 19___.

Commission expires ______ ______ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Jay Peeler, III xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice President xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx of the UNION FINANCIAL CORPORATION the within named bargainor, a corporation, and that (he) as such Vice President xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. Jay Peeler, III as such Vice President, xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of April, 19 83

My commission expires 10/19/86

Mary M. Munah
Notary Public

WARRANTY DEED

FROM

STANFORD HEIGHTS PROPERTY, I, A JOINT VENTURE COMPOSED OF TOWN PROPERTIES, INC. and UNION FINANCIAL CORPORATION

TO

DAN M. SPENGLER and wife, CYNTHIA N. SPENGLER

H39902

IDENTIF. REFERENCE

APR 4 12 26 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fred R. Webber, Jr., with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the TOWN PROPERTIES, INC., the within bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Fred R. Webber, Jr. as such President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 1st day of April, 1983.

My Commission Expires: 10/19/86

Mary M. Munah
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6031 PAGE 756

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			265000.00- CO	
			741.00 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	747.50-
7846404/04/83			SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 39902

IDENTIF. REFERENCE

APR 4 12 26 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 939658