059 05/26 39.00- CHECK

WARRANTY DEED

BOOK 6063 PAGE 506

STATE OF TENNESSEE }
COUNTY OF WILSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500

Jeri Spain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF May 19 83

Notary Public

MY COMMISSION EXPIRES: 10/12/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBINSON & GWIN, ATTORNEYS, 225 Lebanon Road, Mt. Juliet, TN 37122
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Spain, et ux (NAME)	-SAME- (NAME)	Map 124
5319 Nolensville Road Apt. C-203 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 54
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	04D-23181

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~~ I, JAMES A. WELLS, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GREG SPAIN and wife, JERI 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 4th Civil District of Davidson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654 and as drawn by T & H Land Surveyors and described as follows:

Beginning at a point in the westerly margin of South Mt. Juliet Road, said beginning point being 250 feet generally South, as measured along South Mt. Juliet Road from the southeast corner of property conveyed to Co-Op Properties, Inc., in Deed Book 365, page 314, Register's Office for Wilson County, Tennessee; thence with the westerly margin of South Mt. Juliet Road South 3 deg. 08 min. West 200 feet to a point; thence leaving South Mt. Juliet Road South 83 deg. 03 min. West 1110.31 feet to a point; thence North 4 deg. 19 min. East 200 feet to a point; thence North 83 deg. 01 min. East 1106.25 feet to the point of beginning containing 5.01 acres.

Being the same property conveyed to James A. Wells, Jr. by virtue of an installment deed from Martha B. Mires and husband, Jerry N. Mires as of record in Book 5745, page 95, Register's Office for Davidson County, Tennessee.

Peggy Sue Wells joins in this conveyance to transfer any marital interest she may have in said property

unimproved (X)
This is improved ( ) property, known as Tract No. 14, South Mt. Juliet Road
(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 24th day of May, 19 83

James A. Wells Jr.
JAMES A. WELLS, JR.

Peggy Sue Wells
PEGGY SUE WELLS

STATE OF TENNESSEE
COUNTY OF WILSON

BOOK 6063 PAGE 507

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named James A. Wells, Jr. and wife, Peggy Sue Wells

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 Mt. Juliet, Tennessee, this 24th day of May, 19 83

Commission Expires 10/12/86

Notary Public.

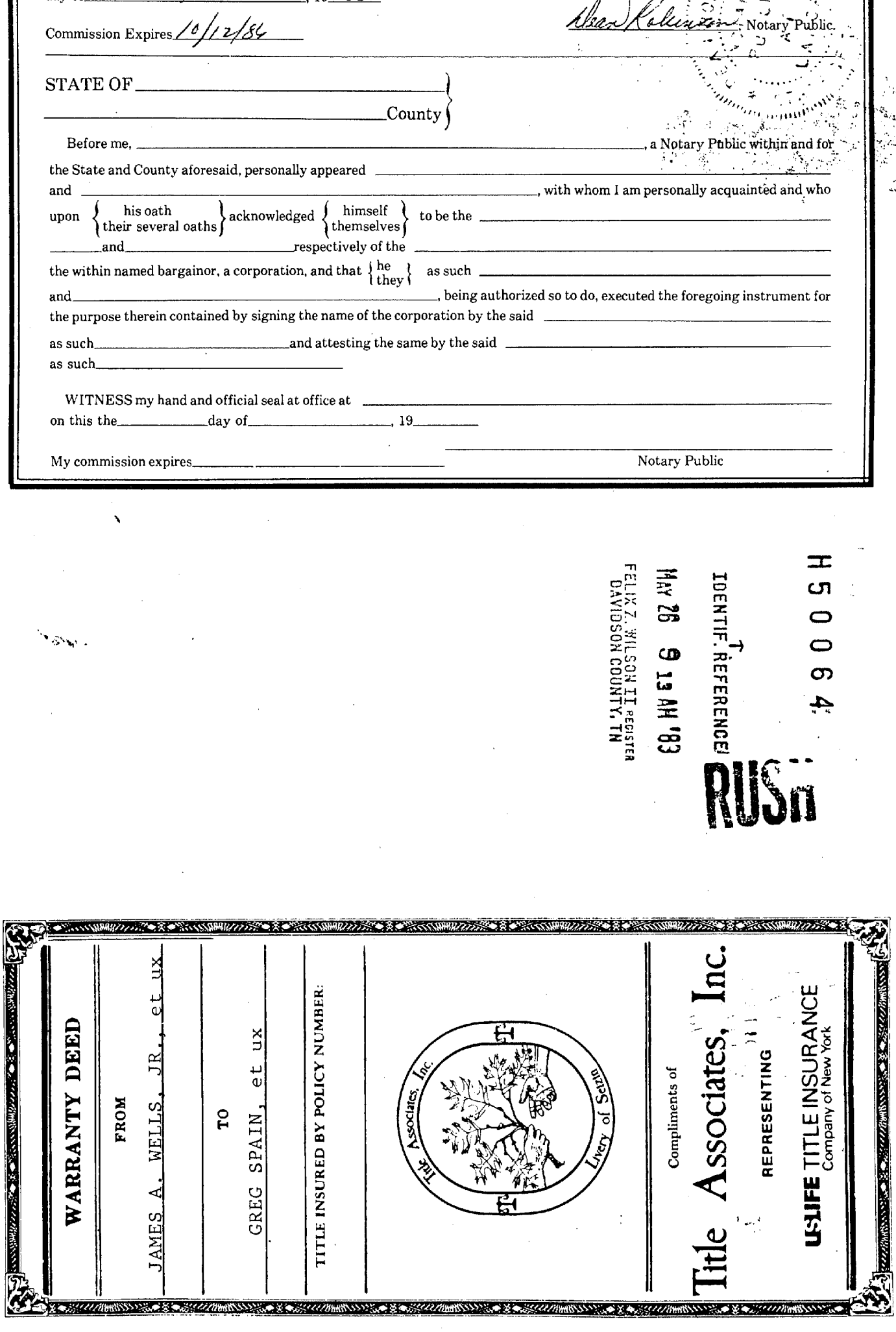
STATE OF
County

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



FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 26 9 13 AM '83
IDENTIFICATION REFERENCE
RUSH
H 50094

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6063 PAGE 508

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
			12600.00- CO	
			32.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	39.00-
0259A05/26/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 0 0 6 4.

IDENTIF. REFERENCE

MAY 26 9 13 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 951653