OFFICIAL REGISTER

43-13-A-002.00 CO SU

BOOK 6234 PAGE 545

OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,341.21 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mary Martin Spears
Affiant

Subscribed and sworn to before me, this, the 16TH day of FEBRUARY, 1984.

(SEAL) Anne H. Byars
Notary Public

My Commission Expires: 1-27-88

This Instrument Was Prepared By
GOODALL AND ROGERS
ATTORNEYS AT LAW
Goodall Building, Court Square
Gallatin, Tennessee

SEND TAX BILLS TO:
CHARLES Y. SPEARS
921 HARRIS DR.
GALLATIN TN
37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FIVE THOUSAND THREE HUNDRED FORTY ONE and 21/100 ($25,341.21) DOLLARS, paid and to be paid as hereinafter set forth, I WILLIAM STANLEY TUCKER (being the same person as William S. Tucker), have this day bargained and sold and by these presents do hereby transfer and convey unto CHARLES Y. SPEARS and wife, MARY MARTIN SPEARS, their heirs and assigns, the following described real estate situated in Davidson County, Tennessee, as follows:

BEING Unit No. I-2 in Robin Hood Condominium, as shown on the Plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, page 524, said Register's Office.

BEING the same property conveyed to William S. Tucker by deed from Wanda S. King Dickens and Jack Dickens, dated July 15, 1980, of record in Book 5625, page 503, Register's Office of Davidson County, Tennessee.

GOODALL & ROGERS
ATTORNEY AT LAW
GALLATIN, TENN.

4554 02/21/84 15:28 CHECK

TO HAVE AND TO HOLD the above described real estate, together with all the improvements thereon and the appurtenances thereunto belonging unto the said CHARLES Y. SPEARS and wife, MARY MARTIN SPEARS, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said real estate, that I have a good right to convey the same, and that the same is unencumbered, EXCEPT for easements, setback lines, restrictions, etc. of record, all visible easements, and deed of trust to Metropolitan Federal. reference is made to Deed of Trust Book 5397, page 75, RODC, Tenn.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said real estate, unto the said CHARLES Y. SPEARS and wife, MARY MARTIN SPEARS, their heirs and assigns, against the lawful claims of all persons whomsoever.

Of the consideration the sum of ONE THOUSAND ($1,000.00) DOLLARS, is cash in hand paid, the receipt of which is hereby acknowledged; and for the sum of EIGHTEEN THOUSAND EIGHT HUNDRED EIGHTY THREE and 21/100 ($18,883.21) DOLLARS, the GRANTEES have assumed and agreed to pay the note secured by a deed of trust to Metropolitan Federal; and for the balance of FIVE THOUSAND FOUR HUNDRED SEVENTY EIGHT ($5,478.00) DOLLARS, the GRANTEES have executed a promissory note to the GRANTOR due January 1, 1989 and bearing interest at the rate paid by First Tennessee Bank, Gallatin, Tennessee, on its six-month money market certificates computed on a six-month basis, said interest being due January 1 of each year beginning January 1, 1985, the payment of said note being secured by a deed of trust to W. Thomas Goodall, Jr., Trustee to be duly recorded in the Register's Office, Davidson County, Tennessee.

WITNESS my hand this the 30TH day of DECEMBER, 1983.

William Stanley Tucker

WILLIAM STANLEY TUCKER

GOODALL & ROGERS
ATTORNEY AT LAW
GALLATIN, TENN.

OFFICIAL RECEIPT

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, WILLIAM STANLEY TUCKER, the bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 30TH day of DECEMBER, 1983.

BOOK 5234 PAGE 547

Anne H. Byars
NOTARY PUBLIC

(SEAL)

My commission expires: 1-22-84

GOODALL & ROGERS
ATTORNEY AT LAW
GALLATIN, TENN.

I.D. 4208

IDENTIF. REFERENCE

FEB 21 2 12 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6234 PAGE 548

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

25341.21- CAMT.
65.78 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 75.28-
4554A02/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 4 2 0 8

IDENTIF. REFERENCE

FEB 21 2 12 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 14723