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BOOK 6293 PAGE 712

IDENTIF. REFERENCE

MAY 17 9 53 AM '84

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May 1984

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brown Spurlock and James M. Lawrence (NAME)	Same (NAME)	Map 29
4708 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 63
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	14D-6150

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, Clyde Edward Runnells and Toni Runnells Patterson devisees of the Will of Mattie Donnell Thomas of record in Will Book 146, page 551, Probate Court for Davidson County, Tennessee HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brown Spurlock and James M. Lawrence

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 14th, formerly the 24th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the center of an old road west of Zimmerlee's store, Joe Dixon's northeast corner; thence with his north line west 40 poles to an iron pin in Jim Arington's east line; thence north with his line, north 20 poles to an iron pin; thence east 40 poles to an iron pin in the center of said road; thence with the center of same, south 20 poles to the beginning, containing 5 acres.

BEING the same property conveyed to Fred L. Thomas and wife, Mattie P. Thomas by deed from Thomas M. Pritchett, unmarried of record in Book 1345, page 392, said Register's Office. The said Fred L. Thomas having predeceased Mattie P. Thomas who has since died and by Will in Will Book 146, page 551, Probate Court for Davidson County, Tennessee, devised the property to Ruby Elizabeth Harris, Samuel L. Runnells, Robert L. Runnells, Charles Oley Runnells, James William Runnells, Clyde Edward Runnells and Toni Runnells Patterson and Monty Lewis Runnells.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion of the property conveyed to Southern Bell Telephone and Telegraph Company of record in Book 3101, page 608, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the center line of Clarksville Highway, which point is S3°12'W 228.6 feet from the northeast corner of the Fred L. Thomas property and is at one of his corners, and is further described as being S3°12'W 671.6 feet from the center line of US Highway No. 41-A; thence with the line of Old Clarksville Highway S1°17'W 100 feet to an iron pin, a corner of the Joe B. Lewis land; thence with Lewis line N89°W 216.50 feet to an iron pin which is immediately West of an 18 inch cherry tree and 7.7 feet west of a witness pin and which point is a corner of the Fred L. Thomas property as conveyed by deed of record in Book 1184, page 232, said Register's Office; thence with Thomas' line as follows: N1°17'E 100 feet to an iron pin and S89°E 216.50 feet to the point of beginning, containing .49 acres±.

The said Mattie P. Thomas and Mattie Donnell Thomas are one and the same person

Taxes for 1984 have been pro-rated and assumed by Grantees.

This is ( ) unimproved (XK) improved property, known as 5883 Old Clarksville Highway Nashville, TN
(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 hands this 9th day of May 19 84

Clyde Edward Runnells

Clyde Edward Runnells

Toni Runnells Patterson

Toni Runnells Patterson

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STATE OF MICHIGAN
County of Oakland

Personally appeared before me, The undersigned, **a Notary Public in and for said County and State, the within named** Clyde Edward Runnells

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** Southfield, Michigan, ~~Tennessee,~~ **this** 9th **day of** May **19** 84

Commission expires November 28, 1987

CAROL ANN ROBINSON
Notary Public, Wayne County, MI
My Commission Expires Nov. 28, 1987
Acting in Oakland Co.

Carol Ann Robinson
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

TO

DUPLICATE

Tax paid on this
In the amount of 52.00
on instrument # E22636
recorded in Davidson County Registers Office
Date 5-17-84
B. Edwards Dep. Reg.

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

Feb 34

State of Michigan
County of Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni Runnells Patterson, the bargainor(s), with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Southfield, Michigan this the 9th day of May 1984.

My commission expires:

CAROL ANN ROBINSON
Notary Public, Wayne County, MI
My Commission Expires Nov. 28, 1987
Acting in Oakland Co.

Carol Ann Robinson
Notary Public

CAROL ANN ROBINSON NOTARY PUBLIC MICH.