Instrument Prepared By:
J. D. HERBERT
Keeby, Herbert & Crawford
Floor, L & C Tower
ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
156-8	Robert Joseph Speltz	New Owner
		BOOK 6322 PAGE 237
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-47840	7978 Highway 100	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

131052

IDENTIFICATION REFERENCE

JUN 22 2 05 PM '84

FEE [illegible] REGISTER DAVIDSON COUNTY, TN

EUNICE H. BROOKS, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT JOSEPH SPELTZ and wife, BETH KING SPELTZ

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31 on the unrecorded Plan of Harpeth Heights, described according to a survey made by Z. J. Wilkinson, Surveyor, dated July 16, 1936, as follows:

BEGINNING at a point in the north line of Highway 100 at the corner of Lots Nos. 30 and 31; thence with the line between said lots, as follows north 16 degrees west 298 feet; north 1 degree 30 minutes east 820 feet to the centerline of Harpeth River; thence with the same, south 84 degrees 10 minutes east 120 feet to the corner of Lots Nos. 31 and 32; thence with the line between said lots as follows: South 0 degrees 45 minutes east 760 feet; south 16 degrees 15 minutes 300 feet to the north line of Highway 100; thence with the line of the same, westerly 150 feet to the beginning.

Being the same property conveyed to Robert Preston Brooks and wife, Eunice H. Brooks, by deed from J. D. Carroll and wife, Lenore H. Carroll, as of record in Book 2922, page 301, the said Robert Preston Brooks having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1984 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of June, 19 84

Eunice H. Brooks

Eunice H. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Eunice H. Brooks, unmarried 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 Nashville, Tennessee, this, the 12 day of June, 1984.

My commission expires: 9-20-86

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 1984

MY COMMISSION EXPIRES 4-20-86 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

EUNICE H. BROOKS, UNMARRIED

TO

ROBERT JOSEPH SPELTZ AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Box 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6322 PAGE 239

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
			80000.00- CONT.	
			200.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	214.50-
			7329A06/22/84 DAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I31052

IDENTIF. REFERENCE

JUN 22 2 05 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0046562