This instrument prepared by Berry/Freeman, Attorneys, 333 Gallatin Road, Madison, Tn.

Attv. 4/17/85 Date

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clifford E. Sanspree	same	
(NAME) 805 Hamblin Drive.	(NAME)	Map 33-11
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tn. 37115	(STREET ADDRESS)	parcel 41
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- BOOK 6539 PAGE 147

----------$10.00---------- *Dollars,*

Cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of a certain indebtedness payable to Bennett Tool and Die Company Pension Plan in the original principal amount of $52,000.00, and secured by a deed of trust of record in Book 6279, page 110, Register's Office for Davidson County, Tennessee.

We, RAYMOND BICE AND WIFE, BETTY BICE

have this day bargained and sold, and do hereby transfer and convey unto the said

CLIFFORD E. SANSPREE

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of PRIMROSE ACRES, SECTION 3, of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 205 fronts 100 feet on the northwesterly side of Hamblin Drive and extends back between parallel lines 204.7 feet to a dead line.

Being the same property conveyed to Raymond Bice and wife, Betty Bice, by deed from Estelle Briggs and Robert R. Briggs of record in Book 6279, page 107, Register's Office for Davidson County, Tennessee.

I 9 8 7 1 7

IDENTIF. REFERENCE

APR 29 11 30 AM '85

FELIX A. ROBERTSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $54,800.00

Subscribed and sworn to before me, this the 22nd day of April 19 85.

Affiant Clifford E. Sanspree

My commission expires: July 18th, 1987 (Affix Seal)

Notary Public Lloyd W. Pate

This is unimproved ( ) improved (XX) property, known as 805 Hamblin Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

CLIFFORD E. SANSPREE

his *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except 1985 taxes which are prorated and assumed by grantee, and above deed of trust.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* CLIFFORD E. SANSPREE, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 22nd *day of* April, 19 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Raymond Bice
RAYMOND BICE

Betty Bice
BETTY BICE

94/23 148.93 CHECK

638

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public, in and for said County and State,* Raymond Bice and wife, Betty Bice

the within named 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 Madison *Tennessee, this* 22nd *day of* April, *19* 85

Lloyd W. Pate *Notary Public*

Commission expires July 18th, 1987

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

Mail Pate
Lloyd Pate
P.O. Box 2163
Madison, Tn.

WARRANTY DEED

FROM
Raymond Bice et ux

TO
Clifford E. Sanspree

G-21808
Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR _____

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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

54800.00- CAMT.
142.48 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 148.98-
0638A04/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 87.17

IDENTIF. REFERENCE

APR 23 11 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127507