D. 1351
PH 430480-7
Boy 14
FORM NO. WD-1

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, TN 37219-0429

BOOK 6565 PAGE 902

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Dawn E. Floyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: 1-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry W. Floyd et ux (NAME)	Fidelity Federal S & L Association (NAME)	149-4-49
333 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-37530
Nashville, Tennessee 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, JOHNNIE W. SPEARS, JR. AND DORIS P. SPEARS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY W. FLOYD AND WIFE, DAWN E. FLOYD

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 Davidson County, Tennessee, shown as Lot No. 1 of Tract "A", on a re-survey by Line & Grade, Elbert P. Luther, Surveyor, Brentwood, Tennessee, more particularly described as follows:

Beginning at an iron pin in the northwesterly margin of Bell Road, said pin being the northeast corner of Lot No. 3 and the Southeast corner of Lot No. 1; thence leaving said margin of Bell Road north 62° west 180.00 feet to an iron pin; thence north 41-1/2° east 191.2 feet to an iron pin; thence south 67° 30' east 200 feet to an iron pin in the northwesterly margin of Bell Road; thence with said margin south 41° west 220.0 feet to the point of beginning, containing 0.9 acre, more or less.

Being the same property conveyed to Johnnie W. Spears, Jr. and wife, Doris P. Spears by deed from W. J. Johnson and wife, Annie L. Johnson as of record in Book 4615, page 123, said Register's Office. The said Johnnie W. Spears, Jr. and Doris P. Spears having since divorced the property is vested in Johnnie W. Spears,Jr. and Doris P. Spears as tenants in common in Divorce Decree in Minute Book 125A, page 470, Circuit Court Clerks Office.

The property herein described and conveyed in this instrument is not the usual place of residence of Johnnie W. Spears, Jr.

unimproved ( )
This is improved ( ) property, known as 333 Bell Road (House Number) (Street) --Nashville (P. O. Address) 37217 (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 16th day of May, 19 85

Johnnie W. Spears, Jr.

Doris P. Spears

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnnie W. Spears, Jr. and Doris P. Spears, unmarried

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 19 85.

Judy A. Sewell Notary Public

Commission Expires 10-24-88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

J 0 7 7 7 3

FROM

Johnnie W. Spears, Jr. and

Doris P. Spears

TO

Terry W. Floyd and wife,

Dawn E. Floyd

IDENTIF. REFERENCE

MAY 28 10 25 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
1633A05/28/65 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 7.7.7.3.

IDENTIF. REFERENCE

MAY 28 10 25 AM '65

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138223