BOOK 6573 PAGE 211

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IDENTIF. REFERENCE

JUN 4 1 47 PM '85

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/20/86.

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY:
CLAUDE CALICOTT, ATTORNEY, 2300 21st Avenue, South, Nashville, Tn 37212

ADDRESS NEW OWNER
Robert Beck and Martha Lu Beck
1063 Trinity Lane, East
Nashville, Tennessee 37216

SEND TAX BILLS TO:MAP-PARCEL NOS.
SAME

[redacted]-0222

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, Paul E. Spears and wife, Marquerite Spears, and Marquerite Spears, attorney in fact for Paul E. Spears HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Beck and wife, Martha Lu Beck

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, being the northerly 200 feet of Lot No. 14 on the Plan of E.T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, Page 69, Register's Office for said County, described according to a loan survey by T. R. Sanford, Surveyor, March 25, 1958.

Said Part of Lot No. 14 fronts 50 feet on the southerly side of Trinity Lane and runs back parallel lines 200 feet to a dead line.

Included in the above description, but excluded therefrom is a strip 7.5 feet, more or less, in width extending across the front of the premises which comprises the new right of way for Trinity Lane.

This is the same property as was conveyed to Paul E. Spears and wife, Neillie G. Spears by deed from George M. Sanders and wife, Estelline B. Sanders, dated April 11, 1958 and recorded in Book 2744 at page 623, Register's Office for Davidson County, Tennessee. Nellie G. Spears died in July, 1977.

This conveyance is made subject to all applicable zoning regulations, also subject to the 1985 taxes which the Buyer assumes and agrees to pay when due, and subject to easement for roadway purposes 12' wide, to Davidson County, Tennessee, of record in Book 1727, Page 578.

THIS IS IMPROVED PROPERTY KNOWN AS 1068 East Trinity Lane, Nashville, Tennessee.

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.

This conveyance is also made subject to an easement conveyed by Paul E. Spears and Nellis G. Spears to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4243, page 931 of the Register's office of Davidson County, Tennessee. This easement is for sanitary sewers and for storm drainage. It is 20 feet wide, extends across a portion of said lot 14, being North of and adjacent to the southerly line of the aforesaid lot, and it extends from the easterly line westwardly 30 feet more or less.

Witness our hands this 24th day of May, 1985.

Witness: Barbara K Wright

Witness: Jean Griffey

mark
BV
Paul Spears

Paul E. Spears

Marquerite Spears

Marquerite Spears, individually

Paul E. Spears

Paul E. Spears

BY: Marquerite Spears

Marquerite Spears, attorney in fact
for Paul E. Spears

COMMONWEALTH OF KENTUCKY
COUNTY OF WARREN

Personally appeared before me, Shelia Maclarde, a Notary Public, in and for the aforesaid State and County, Paul E. Spears and his wife, Marquerite Spears, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they each executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of May, 1985.

Shelia L Maclarde
Notary Public

My Commission Expires: 8-23-86

NOTARY PUBLIC STATE AT LARGE KY. SHELIA

COMMONWEALTH OF KENTUCKY
COUNTY OF ALLEN

On this 24th day of May, 1985 before me personally appeared Marquerite Spears to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul E. Spears and who acknowledged that she executed the same as the free act and deed of the said Paul E. Spears.

CARRIE B. RICHARDS NOTARY PUBLIC STATE AT LARGE COMMONWEALTH OF KENTUCKY

Witness my hand and official seal this 24 day of May, 1985.

Carrie B Richards
NOTARY PUBLIC

My Commission Expires; Aug 2. 1985

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

RECEIVED OF _____

FOR _____

BOOK 6573 PAGE 213

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

18000.CO- CAMT.
46.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 53.30-
4415A06/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 0 0 3 9

IDENTIF. REFERENCE

JUN 4 1 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140936