Mail to

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 6680 PAGE 978

Address of New Owner(s) Send Tax Bills to: Map-Parcel No.:
Herchel Guy Spears, Jr., Same Part of 75-76
et ux
6065 Port Amadaho
Hermitage Tenn 37076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, KENNETH F. HUDGENS and DOUGLAS C. JONES (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to HERCHEL GUY SPEARS, JR. and wife, CAROL W. SPEARS (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in the 4th Civil District of Davidson County, being Lot #2 on the unrecorded survey of Dale and Associates, Inc., Surveyors, dated 7-26-85, fully described as follows:

BEGINNING at a concrete monument situated in the Southerly margin of Chandler Road (60 R.O.W.), said point also being situated in the Northwesterly property line of the property herein described;

THENCE, along aforementioned southerly margin of Chandler Road N 38° 00' 39" E, a distance of 146.47 feet to a point;

THENCE, S 55° 35' 20" E, a distance of 1040.08 feet to a point;

THENCE, S 85° 44' 28" W, a distance of 395.58 feet to a point;

THENCE, N 55° 50' 08" W, a distance of 745.93 feet to a point situated in the southerly margin of Chandler Road;

THENCE, along an aforementioned margin, a curve to the right with a radius of 3,130.82 feet and a distance of 104.35 feet to the point of beginning and containing 5.10 acres of land, more or less.

BEING part of the same property conveyed to Kenneth F. Hudgens and Douglas C. Jones by deed of record in Book 6617, page 882, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1985 property taxes, which have been prorated and assumed by the Grantors.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenant that they 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 as herein set out. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular 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 executed this instrument on this 10th day of October, 1985.

Kenneth F. Hudgens
KENNETH F. HUDGENS

Douglas C. Jones
DOUGLAS C. JONES

Mary R. Hudgens
MARY R. HUDGENS

Mary L. Jones
MARY L. JONES

State of Tennessee
County of Davidson

On this 10th day of October, before me personally appeared Kenneth F. Hudgens and Douglas C. Jones, to me known or proved to me on the basis of satisfactory evidence, to be the same persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-1-87

Richard M. Dampier
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Douglas C. Jones
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 10th DAY OF October, 1985.

Richard M. Dampier
NOTARY PUBLIC

My Commission Expires: 11-1-87

44065

IDENTIFICATION REFERENCE

OCT 11 3 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6680 PAGE 980

FOR _____

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

360[illegible].00- CAPT.
53.60 CSTAX
.60 PRFEE
6.00 WDFEE
CHECK 100.10-
0038A10/11/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44065

IDENTIFICATION REFERENCE

OCT 11 3 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181539