This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF January, 1986.

Notary Public At Large

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

NAME	ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George N. Spiva (NAME)	SAME (NAME)	Map 116-10
108 Clarendon Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 10
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6763 PAGE 138

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, we, **JACK NORTHINGTON SHWAB** and wife, **CAROLYN R. SHWAB** (hereinafter referred to as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **GEORGE N. SPIVA** and wife, **LISA FULCHER SPIVA** (hereinafter referred to as the "Grantees"), their heirs and assigns, the following described tracts or parcels of land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Tract 1

Being all of Lot 13 on the Plan of Deerfield, a subdivision of part of the home place of Johnson Bransford and wife, Anna Mary Bransford, as of record in Plat Book 547, Pages 191 and 192, Register's Office for said County, to which Plan reference is here made for a more complete description.

Being a westerly portion of Lot 12 on said Plan of Deerfield; said portion of Lot 12 adjoins said Lot 13 on the east and fronts five (5) feet on the north side of Clarendon Avenue and extends back in a northerly direction between lines 245.5 feet, more or less, to the rear line of Lot 6 of said Plan, measuring three (3) feet on said rear line.

Tract 2

Being part of Lot 12 on the Plan of Deerfield, a subdivision of part of the home place of Johnson Bransford and wife, Anna Mary Bransford, of record in Plat Book 547, Pages 191 and 192, Register's Office for said County.

Said part of Lot 12 begins at a point in the northerly margin of Clarendon Avenue, 5 feet east of the common corner of Lots 12 and 13 in said Plan; running thence easterly along the northerly margin of Clarendon Avenue 20 feet to a point, which point is 90 feet west of the common corner of Lots 11 and 12 in said Plan; thence northerly 236 feet, more or less, to a point in the rear line of Lot 12, which point is 77 feet west of the common corner of Lots 11 and 12 in said Plan; thence westerly along the rear line of said Lot 12, twenty feet to a point, which point is 3 feet east of the northwest corner of said Lot 12; thence southerly 245.5 feet, more or less, to the point of beginning.

Tract 3

Being part of Lot 12 on the Plan of Deerfield, a subdivision of part of the home place of Johnson Bransford and wife, Anna Mary Bransford, of record in Plat Book 547, Pages 191 and 192, said Register's Office.

Said part of Lot 12 begins on the easterly side of Clarendon Avenue at a point 190 feet west of the easterly line of Lot 11, said point also being 25 feet east of the easterly line of Lot 13, running thence in a straight line in a northeasterly direction 241 feet more or less to a point in the rear line of Lot 12, said point being 47 feet west of the westerly line of Lot 11 and running thence with the rear line of Lot 12 in a westerly direction 30 feet to a point, said point being 23 feet east of the easterly line of Lot 13 and the northeastern corner of Tract 2; thence in a straight line in a southerly direction 241 feet, more or less, to the point of beginning.

All of the foregoing being the same property conveyed to Jack Northington Shwab by deed from Paul E. Shwab, an unmarried person, of record in Deed Book 5718, Page 461, Register's Office for Davidson County, Tennessee.

with the appurtenances, hereditaments, estate, title and interest thereto appertaining. **TO HAVE AND TO HOLD** the said tracts or parcels of land to the Grantees, their heirs and assigns, forever.

And said Grantors, for themselves and for their heirs, executors and administrators, do hereby covenant with the Grantees, their heirs and assigns, that the Grantors are lawfully seized and possessed of said tracts or parcels of land in fee simple; have full power, authority and right to convey the same; and that the same are free from all encumbrances, except for the covenants, conditions, restrictions, easements, liens, charges and encumbrances which appear of record in the Register's Office for Davidson County, Tennessee, applicable zoning and land use regulations and laws and the lien for real property taxes for 1986; and further covenant and bind themselves, their heirs, executors and administrators, to warrant and forever defend the title to said tracts or parcels of land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to include the masculine, feminine or neuter gender and the singular number shall include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantors hereunder set their hands and seals this 15th day of January, 1986.

69073
IDENTIFICATION REFERENCE
JAN 15 3 19 PM '86
FELIX Z. WILSON CO. REGISTER
DAVIDSON COUNTY, TN

GRANTORS:

Jack Northington Shwab
JACK NORTHINGTON SHWAB

Carolyn R. Shwab
CAROLYN R. SHWAB

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **David Bate Parsons,** a Notary Public in and for said County and State, the within named **Jack Northington Shwab,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 15th day of January, 1986.

David Bate Parsons
Notary Public At Large

My Commission Expires: October 19, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **David Bate Parsons,** a Notary Public in and for said County and State, the within named **Carolyn R. Shwab,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 15th day of January, 1986.

David Bate Parsons
Notary Public At Large

My Commission Expires: October 19, 1986

01/15 1244.50- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6763 PAGE 141

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
			475000.00- CAMT	
			1235.00 CSTAX	
			.50 PRFEE	
			5.00 ADFEE	
			CHECK 1240.50-	
6146A01/15/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 0 7 3.

IDENTIFICATION REFERENCE

JAN 15 3 19 PM '86

FELIX Z. WILSON TN REGISTER
DAVIDSON COUNTY, TN

No. 210894