This instrument prepared by:
Joseph L. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
E153007 File No. #35

WARRANTY DEED

BOOK 7075 PAGE 208

No Mortgages

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter J. Spear (NAME)	SAME (NAME)	
5548 Trousdale Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 160-12
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 119

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Walter J. Spear and wife, Shirley J. Spear and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Joseph J. Marek, and wife, Penny Wade Marek

have this day bargained and sold, and do hereby transfer and convey unto the said Walter J. Spear, and wife, Shirley J. Spear

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 163, Hearthstone, Phase I, of record in Plat Book 5200, page 213, as amended in Book 5677, page 417, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the southeasterly margin of Trousdale Drive, said monument being the most northerly corner of the herein described lot; thence with the margin of the same southwesterly 101.64 feet to a concrete monument at the beginning of a curve to the left having a radius of 25 feet; thence around said curve, southeasterly 39.27 feet to a concrete monument in the northeasterly margin of Spring House Way; thence with the margin of the same, southeasterly 112.24 feet to a point; thence leaving said margin, North 43 deg. 10' 59" East 139.81 feet to a point; thence North 57 deg. 42' 59" West 163.00 feet to the point of beginning.

Being the same property conveyed to Joseph J. Marek and wife, Penny Wade Marek, by deed from Radnor Homes, Inc. of record in Book 5864, page 208, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me this the ~~18th~~ 13th *day of* December *19* 87

My commission expires: 5-20-87 *(Affix Seal)*

Affiant Walter J. Spear

Notary Public Judy A Webb

unimproved ( )
This is improved ( ) property, known as 5548 Trousdale Drive, Brentwood, Tennessee 37027
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 13th *day of* December, *19*87 *(The corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph J. Marek

Penny Wade Marek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7075 PAGE 209

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Joseph J. Marek and wife, Penny Wade Marek

the within named bargainor ~~s~~, *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* 13th *day of* December, *19* 86

Judy A Dobbs
Notary Public

Commission expires 5-20-87

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

Joseph J. Marek etux

TO

Walter J. Spear etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
DEC 19 12 03 PM '86
RECORDING FEE

7 4 9 4 4

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

RECEIVED OF _____

FOR _____

BOOK 7075 PAGE 210

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

150[illegible].00- CONT.
420.00 CSTAX
.50 PRFE
6.00 MSC F
MISC 426.50-
9846A 12/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74944

IDENTIFICATION REFERENCE

DEC 19 12 03 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25078