Mail

ADDRESS NEW OWNER AND
SEND TAX BILLS
FRANCES J. SPERLE
2708 Looney Dickens
Creek Road
Goodlettsville
Tenn 37072

WARRANTY DEED

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

MAP PARCEL NO. 17-109
MAP PARCEL NO. 17-108-102
MAP PARCEL NO. 17-115 ML

BOOK 7377 PAGE 219

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MARY ELLEN SPERLE, A WIDOW, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto FRANCES J. SPERLE, hereinafter called the GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Tract 1: A certain tract or parcel of land, described as follows to wit: Being Lot Number 1 in the Union Hill Baptist Church Subdivision, Goodlettsville, Tenth District, County of Davidson, State of Tennessee, beginning at a point in the center of Lower Walker Creek Road (formerly Shanes Fork Road), 125 feet from the northwest corner of the Fannie Fryer Parrish land, thence S. 33 degrees 00' W., 125 feet to said northwest corner of the Fannie Parrish land, thence S. 87 degrees 00' E., 260 feet to a point, thence, N. 57 degrees 00' W., 230 feet to the beginning, containing in all by survey .33 acres, more or less.

Being the same property conveyed to George Francis Sperle, Jr., and wife, Mary Ellen Parrish Sperle, by deed from Charles L. Cummings, Ollie G. Galbreath and Robert R. Galbreath, Trustees of the Union Hill Baptist Church of record in Book 3437, Page 299, Register's Office for Davidson County, Tennessee. The said George Francis Sperle, Jr., having since died.

Tract 2: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Beginning at a point in lower Walker's Creek Road, which point is 20-2/3 poles from the intersection of said road and Brick Church Pike, being now the corner of the property owned by the Union Hill Baptist Church; thence with said Church property line S. 87½ deg. E. 163 feet to a concrete marker; thence S 18½ deg. E. 110 feet to a concrete marker; thence N. 84½ deg. W. 266 feet to the center of said Lower Walker's Creek Road; thence with said road N. 37-3/4 deg. E. 113 feet to the point of beginning, and being a part of the same property conveyed to J. V. Hitt, et ux, by deed of record in Book 1383, Page 74, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary Ellen Sperle by deed from Fannie W. Parrish, a widow, of record in Book 4525, Page 737, Register's Office for Davidson County, Tennessee.

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HENDERSONVILLE, TENNESSEE
37075
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Tract 3: Land in the 10th Civil District of Davidson County. State of Tennessee, described as follows, to wit:

Beginning at a point in the center line of the right of way of Lower Walker's Creek Road, same being the northwest corner of the Hitt property and the southwest corner of the Fannie W. Parrish property, thence with said center line between said properties south 84 degrees 30' east 266 feet to a stone in Hitt's line, thence with said Hitt's line south 18 degrees 30' east 12 feet to a stake, a corner with said Hitt, thence north 86 degrees west 270 feet to the center line of the right of way of said Lower Walker's Creek Road, thence with said center line North 37 degrees 45' east 25 feet to the point of beginning, and containing 11/100ths of an acre more or less, including the portion thereof conveyed subject to the right of way of Lower Walker's Creek Road.

BOOK 7377 PAGE 220

Being the same property conveyed to Mary Ellen Sperle, a widow, by deed from J. V. Hitt, and wife, Bessie Fryer Hitt, of record in Book 4573, Page 244, Register's Office for Davidson County, Tennessee.

GRANTOR expressly reserves unto herself a life estate in and to said property.

Subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand on this the 21st day of July, 1984.

Mary Ellen Sperle
MARY ELLEN SPERLE

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

STATE OF TENNESSEE

BOOK 7377 PAGE 221

COUNTY OF ~~SUMNER~~ DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named MARY ELLEN SPERLE, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Hendersonville~~ Goodlettsville, Tennessee, this the 21st day of July, 1984.

Robert R. Gabbard
NOTARY PUBLIC

My Commission Expires:
21 July 1985

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 10,000.00

Mary Ellen Sperle
AFFIANT

Subscribed and sworn to before me, this the 21 day of July, 1984.

Robert R. Gabbard
NOTARY PUBLIC

My Commission Expires:
21 July, 1985

IDENTIFI REFERENCE

7.3 5 7.0

OCT 12 12 25 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7377 PAGE 222

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

10000.00- CAMT.
28.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 37.50-
2176A10/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3.5.7.0.

IDENTIFICATION REFERENCE

OCT 12 12 25 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25641