BOOK 7487 PAGE 75

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 19 88

Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: ~~MORTGAGEE~~	MAP-PARCEL NUMBERS
HAROLD M. SPEARS, JR. (NAME)	SAME (NAME)	PART OF MAP 17
P.O. Box 193 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 82
Goodlettsville Tn. 37072 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JOHN M. THETFORD AND WIFE, SUSAN H. THETFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD M. SPEARS, JR. AND H. G. SWIFT

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.

Being Lot No. 3 on the Plan of Overton Hills Subdivision First Revision as of record in Book 6900, page 464, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the southern margin of Lickton Pike at the common corner of Lots 2 and 3, thence with the common line between 2 and 3, S 9° 43' 41" E 686.09 feet to a point; thence S 26° 07' 31" W 54.85 feet to a point; thence N 86° 32' 26" W 100.00 feet to a point; thence N 9° 21' 06" W 707.90 feet to a point in the southern margin of Lickton Pike; thence N 80° 20' 21" E 124.85 feet to the point of beginning containing 2.09 acres, more or less.

INCLUDED in the above description is a 20 foot ingress and egress easement across Lots 3, 4 and 5. This easement provides access to these Lots and Lot 2. The centerline of said easement varies from 25 feet from the southern right of way of Lickton Pike at Lot 5 to 80 feet at the common line between Lots 3 and 4.

Being the same property conveyed to John M. Thetford and wife, Susan H. Thetford by deed of record in Book 7408, page 737, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Mar 9 9 31 AM '88

IDENTIFICATION REFERENCE

11190

unimproved (XX) This is improved ( ) property, known as 5885 Lickton Pike, Nashville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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.

Witness our hand s this 4th day of March, 19 88

JOHN M. THETFORD

SUSAN H. THETFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN M. THETFORD AND WIFE, SUSAN H. THETFORD

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 4th day of March, 19 88

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

4149 03/09 0101 03CHECK 54.10

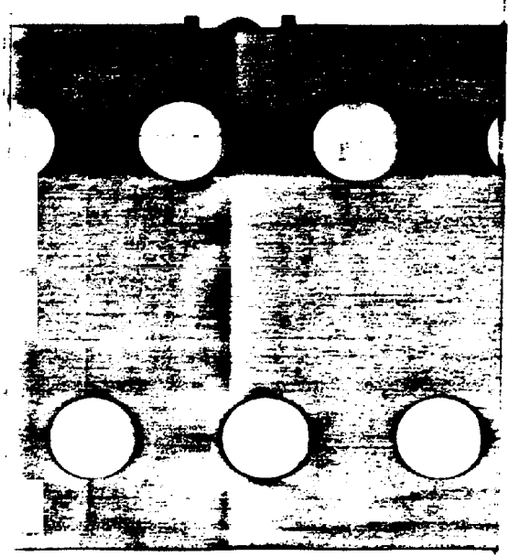
WARRANTY DEED

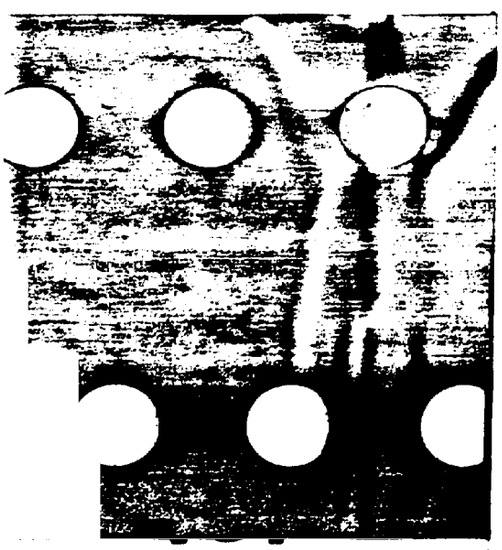
FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 17000.00
CON TX 47.60
PRFEE 0.50
WDEED 6.00
TOTAL 54.10
CHECK 54.10

03/09/89 01 09:34 0001 4148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 1 9 0

IDENTIFICATION REFERENCE

MAR 9 9 31 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68809