BOOK 7855 PAGE 723

FILE 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES 5-22-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jimmy L. Hanserd	First Tennessee Bank National Assoc.	15DA 49245
(NAME)	(NAME)	
2708 Eastland Avenue	P.O. Box 1000, Dept. 47	83-1
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Memphis, TN 38148	
(CITY) (STATE) (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, Thurman Spiva and wife, Gladys A. Spiva

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy L. Hanserd and wife, Denise W. Hanserd

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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the original plan of the Caruther's Subdivision, as of record in Book 161, page 148, Register's Office for said County, being part of Lot No. 7 on the plan of the Re-subdivision of said Original Lots, as of record in Book 161, page 163, said Register's Office, described as follows:

Beginning on the easterly margin of Eastland, formerly Ewing, Avenue, at a point 75 feet north of the north boundary line of an original tract of land conveyed to George H. Bean by deed from M. R. Dean and wife, of record in Book 831, page 130, said Register's Office, and the original south boundary line of a tract of land conveyed to C. H. Greer and wife, by deed from J. E. Wills and wife, of record in Book 731, page 662, said Register's Office; thence south 79 degrees east 180 feet; thence northwardly and parallel with the easterly margin of said Eastland Avenue 93 feet; thence north 79 degrees west 180 feet to the easterly margin of said Eastland Avenue; thence with same southwardly 93 feet to the beginning.

Being the same property conveyed to Thurman Spiva and wife, Gladys A. Spiva, by deed from C. H. Greer and wife, Eula G. Greer, of record in Book 2795, page 225, Register's Office for Davidson County, Tennessee.

unimproved
This is improved X property known as 2708 Eastland Avenue, Nashville, Tennessee 37206
(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 heirs 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 convey it, and the same is unincumbered, 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 30th day of May 19 89

Thurman Spiva
Thurman Spiva

Gladys A. Spiva
Gladys A. Spiva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State the within named Thurman Spiva and wife, Gladys A. Spiva

the 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 Madison, Tennessee this 30th day of May, 89

Commission expires 5-30-93

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 oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that 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

3801

JUN 2 2 16 PM '89

Page 2 of 2

WARRANTY DEED

FROM

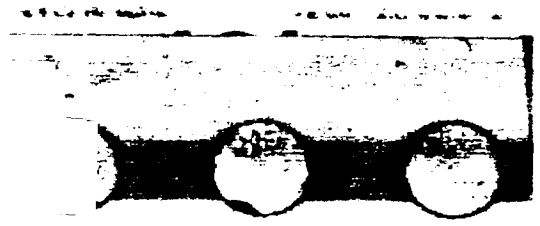
Thurman Spiva and wife, Gladys A. Spiva

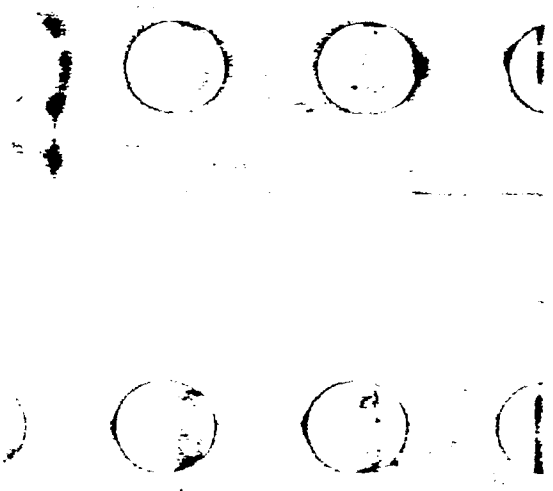
TO

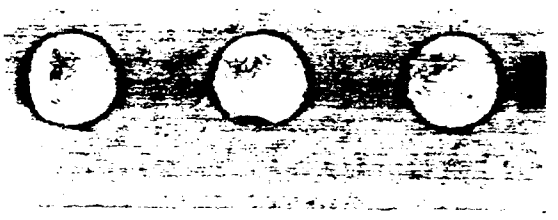
Jimmy L. Hansard and wife, Denise W. Hansard

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7855 PAGE 725

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

DAMT 69900.00
CON TX 230.67
PRFEE 0.50
MIEED 6.00
TOTAL 237.17
CASH 237.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/89 01 14:19 0001 1243

3801 6

JUN 2 2 16 PM '89

No. 215609