File Box 38 File 10942

WARRANTY DEED

6-1 3S

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8681 PAGE 297

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES RAYMOND SPEARS	TROY & NICHOLS, INC.	Map 172-6
(NAME)	(NAME)	
5033 Marc Drive	P.O. Box 4025	Parcel 25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Monroe, Louisiana 71211-4025	F.B. 6D77017
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DOLORES HARDISON AND CORA MARIE EVANS AND GRADY A. JENKINS AND DAVID W. JENKINS AND CLAYTON E. JENKINS AND MARIAN JENKINS, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF GILMON WHITE JENKINS HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES RAYMOND SPEARS AND WIFE, DIETLINDE E. SPEARS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of the Resubdivision of Lots Nos. 62 and 63 of Harvard Estates, Section 3, as of record in Plat Book 4715, page 172 corrected in Book 4917, page 880, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gilmon Jenkins, unmarried by deed from Medlin Building Industries, Inc. of record in Book 4981, page 443, said Register's Office. The said Gilmon Jenkins, being one and the same as Gilmon White Jenkins, having since died.

This conveyance is made subject to: (1) Taxes for 1992, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 4681, page 75; and (3) All matters appearing on the Plan of record in Plat Book 4715, page 172, corrected in Book 4917, page 880, said Register's Office, and (4) Easements of record in Book 7515, page 316, and in Book 7681, page 318.

29510

IDENTIF. REFERENCE

JUL 22 10 43 AM '92

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 5033 Marc Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation has caused its name to be signed hereto by its duly authorized officer) on this 16th day of July, 19 92

Dolores Hardison by Grady A. Jenkins
DOLORES HARDISON
BY: Grady A. Jenkins, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

Cora Marie Evans by Grady A. Jenkins
CORA MARIE EVANS
BY: Grady A. Jenkins, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

Grady A. Jenkins
GRADY A. JENKINS

David W. Jenkins by Grady A. Jenkins
DAVID W. JENKINS
By: Grady A. Jenkins, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

Clayton E. Jenkins by Grady A. Jenkins
CLAYTON E. JENKINS BY Grady A. Jenkins, Attorney-In-Fact by Power of Attorney recorded simult.herewith

Marian Jenkins by Grady A. Jenkins
MARIAN JENKINS By Grady A. Jenkins, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 8681 PAGE 298

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grady A. Jenkins

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of July, 19 92.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

State of Tennessee County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grady A. Jenkins, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Dolores Hardison, Cora Marie Evans, David W. Jenkins, Clayton E. Jenkins and Marian Jenkins, and is authorized by the said Dolores Hardison, Cora Marie Evans, David W. Jenkins, Clayton E. Jenkins, and Marian Jenkins to execute this instrument on their behalf.

Witness my hand, at Office, this 16th day of July, 1992.

Notary Public

My Commission Expires:

1/23/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 19 92

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DOLORES HARDISON AND CORA MARIE EVANS AND GRADY A. JENKINS AND DAVID W. JENKINS

TO CHARLES RAYMOND SPEARS AND WIFE, DIETLINDE E. SPEARS

7748 07/22 0101 CHECK 545.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8681 PAGE 299

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

DAMT 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

07/22/92 01 10:43 0001 7748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29510

IDENTIF. REFERENCE

JUL 22 10 43 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 552458