Bot 11

BOOK 8694 PAGE 734

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 5,350.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF July 19 92

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eldon R. Spraker III | SAME | 82-11-29 |
| (NAME) | (NAME) | |
| 6600 Ellesmere Rd. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tn. 37205 | | |
| (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, Richard Manson, Trustee for Ruby E. Tucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eldon R. Spraker III a single person

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:

SEE ATTACHED LEGAL DESCRIPTION

3 4 2 9 5

IDENTIF. TREFERENCE

AUG 5 11 08 AM '92
DAVIDSON COUNTY TN.

unimproved ( )
This is improved ( X ) property, known as 222 Treutland Street, Nashville, TN 37207
(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 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 my hand this 28th day of July, 19 92

Richard Manson, Trustee for Ruby E. Tucker
By:
Richard Manson, Trustee for Ruby E. Tucker

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Richard Manson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee for Ruby E. Tucker and _____ respectively of the Richard Manson the within named bargainor, and corporation, and that he as such Trustee for Ruby E. Tucker 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 Richard Manson as such Trustee for Ruby E. Tucker, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of July 19 92 .

My commission expires ~~September 16, 1995~~ 3/26/94

Erma Peterson
Notary Public



WARRANTY DEED

FROM

Richard Manson

TO

~~Larry Dickerson and~~ Eldon R. Spracker III

RETURN TO:

LAW OFFICE OF RICHARD MANSON
1314 Fifth Ave. North, Suite 300
Nashville, Tennessee 37208-2726

LEGAL DESCRIPTION BOOK 8694 PAGE 736

TRACT NO. 1:

Land in Davidson County, Tennessee, being the easterly 39 feet of Lot No. 57 in John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for said County.

Said part of Lot No. 57 fronts 39 feet on the southerly side of Treutland Avenue and runs back between parallel lines 165 feet to an alley.

TRACT NO. II:

Land in Davidson County, Tennessee, being the westerly 11 feet of Lot No. 57 and the easterly 2 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for said County.

Said parts of said lots adjoin and front together 13 feet on the southerly side of Treutland Street and extend back between parallel lines 165 feet to an alley.

TRACT III:

Land in Davidson County, Tennessee, being the westerly 13 feet of the easterly 15 feet of Lot No. 58 on the Plan of John W. Bryan's Addition to Edgefield, now East Nashville, of record in Book 21, page 63, Register's Office for said County.

Said part of Lot No. 58 fronts 13 feet on the southerly side of Treutland Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Richard Manson, Trustee by deed from Ruby E. Tucker, of record in Book 8656, page 302, rerecorded in Book 8656, page 726, Register's Office for Davidson County, Tennessee.

7852 08/05 0101 03CHECK 32.61

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8694 PAGE 737

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAMT | 5350.00 |
| | | | CON TX | 19.61 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 32.61 |
| | | | CHECK | 32.61 |

08/05/92 01 11:09 0001 7852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34295

IDENTIF. REFERENCE

AUG 5 11 08 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

**No.** 557670