24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9626PG388

ADDRESS NEW OWNER:
Bruce W. Horncastle and Andrea R. Coles
1244 Currey Road
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P. O. Box 105076
Atlanta, GA 30348-5076

MAP AND PARCEL:
MAP 120-14
PARCEL 5
2DA-16810

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael W. Spears and wife, Sheila K. Spears, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bruce W. Horncastle and wife, Andrea R. Coles, as tenants by the entirety, 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 199, Airport Estate Annex, of record in Book 1130, Page 88, and amended in Book 1942, Page 477, Register's Office, Davidson County, Tennessee.

3367 03/24 0101 03CHECK 340.15

Being the same property conveyed to Michael W. Spears and wife, Sheila K. Spears, by deed from Metropolitan Nashville Airport Authority of record in Book 9502, Page 401, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 1432, Page 540, said Register's Office.

This conveyance is subject to public utility and drainage easement, and minimum building setback line of record in Book 1130, Page 88, and amended in Book 1942, Page 477, said Register's Office.

This conveyance is subject to sewer easement of record in Book 5993, Page 888, said Register's Office.

This conveyance is subject to Avigation Easement and Contract of record in Book 9502, Page 408, said Register's Office.

This is improved property known as 1244 Currey Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bruce W. Horncastle and wife, Andrea R. Coles, their heirs and assigns, forever; and we, Michael W. Spears and wife, Sheila K. Spears 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 22nd day of March, 1995.

Michael W. Spears

Sheila K. Spears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael W. Spears and wife, Sheila K. Spears the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of March, 1995.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 89,500.00.

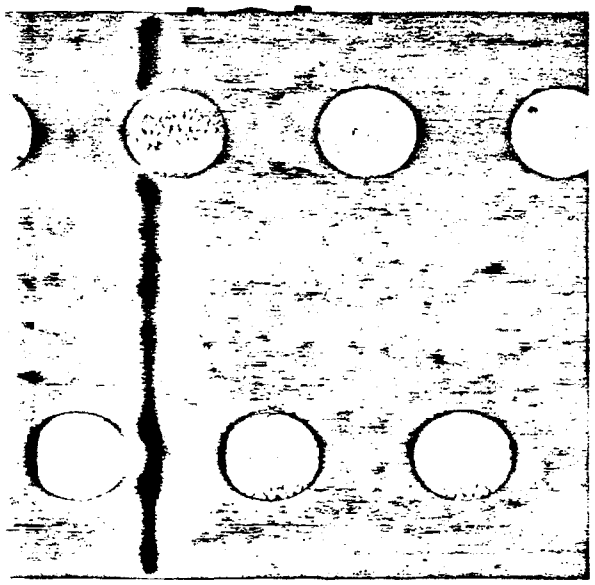
AFFIANT

Subscribed and sworn to before me this 22nd day of March, 1995.

Dixie Seagraves
NOTARY PUBLIC
My Commission Expires: 3/21/98

44735
IDENTIF. ← REFERENCE

95 MAR 24 AM 9:03
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

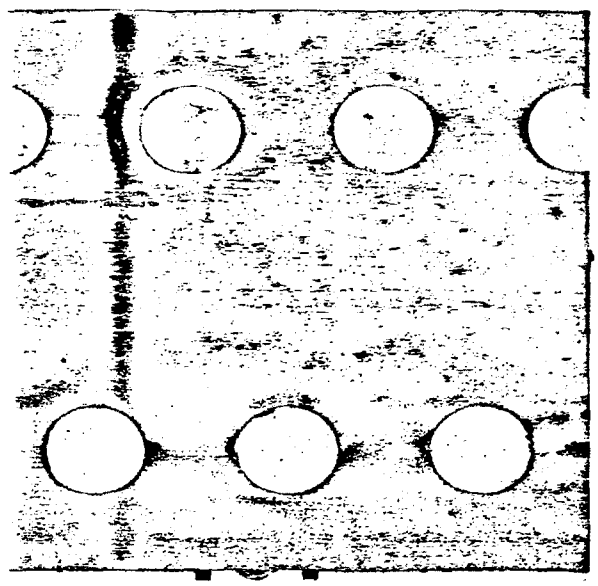
RECEIVED OF _____

FOR _____

BOOK 9626 PG 390

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	89500.00
CON TX	331.15
PRFEE	1.00
WDEED	8.00
TOTAL	340.15
CHECK	340.15

03/24/95 01 09:04 0001 3367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44735

IDENTIF. ↑ REFERENCE

95 MAR 24 AM 9:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 892929