3

BOOK 11212 PAGE 106

WARRANTY DEED

TRACEY TRI... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN ...OUR

ECR-98-4669

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS/S 77,000.00
Herbert S Whittmore Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF November 1998

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy, #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert S. Whittmore, Jr. (NAME)	Irwin Mortgage Corporation (NAME)	MAP 95
2118 Crystal Drive (ADDRESS)	P.O. Box 23790 (ADDRESS)	GROUP 14
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Tuscon, AZ 85734-3790 (CITY) (STATE) (ZIP)	PARCEL 11

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, William McAdoo Spitznas and Robert Russell Spitznas and Thomas McAdoo Harris, Jr. and Jack Benton Spitznas, Heirs of Martha H. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert S. Whittmore, Jr., Unmarried

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. 127 on the Plan of Elm Hill Acres, Section No. I, as of record in Plat Book 2331, Page 167, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to B. Aubrey Williams and wife, Martha H. Williams by deed from Dan Zeitlan and Harry Zeitlan D.B.A. D & H Construction of record in Deed Book 2592, page 429, Register's Office for said County. B. Aubrey Williams and wife, Martha H. Williams having since deceased leaving William McAdoo Spitznas, Robert Russell Spitznas, Thomas McAdoo Harris, Jr. and Jack Benton Spitznas as heirs in will of record in Will Book 221, page 335.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2549, page 374, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

05146.05
IDENTIF. & REFERENCE

98 NOV 19 AM 10:03
...ILL ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2118 Crystal Drive, Nashville, Tennessee 37210
(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 our hand s this 5th day of November 1998

William McAdoo Spitznas

Robert Russell Spitznas

Thomas McAdoo Harris, Jr.

Jack Benton Sptiznas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Tracey Trumphour, a Notary Public in and for said County and State, the within named Jack Benton Spitznas and Robert Russell Spitznas

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 Hermitage at Hermitage, Tennessee, this 5th day of November, 19 98

Commission expires May 21, 2000

Notary Public

DAVIDSON COUNTY NOTARY PUBLIC LURA K. PERRY

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of November, 1998, before me personally appeared Jack Benton Spitznas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William McAdoo Spitznas and Thomas McAdoo Harris, Jr., and who acknowledged that They executed the same as the free act and deed of the said William McAdoo Spitznas and Thomas McAdoo Harris, Jr. by virtue of that Power of Attorney, duly executed by the said William McAdoo Spitznas and Thomas McAdoo Harris, Jr. and appearing of record in Book 11212, page 104 and Book 11212, page 105, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee, this 5th day of November, 1998.

My Commission Expires: May 21, 2000

Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 457 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 105 Franklin Road, Suite 150, Brentwood, Tennessee 37027

9213 11/17/98 13:03:00 295-90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11212 PAGE 108

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 77000.00
				CON TX 284.90
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 295.90
				CHECK 295.90
11/19/98	01			10:04 0001 9213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0514605
IDENTIF. ↑ REFERENCE

98 NOV 19 AM 10:03
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1374277