BOOK 4302 PAGE 730

WARRANTY DEED

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. C. E. Spencer, Sr.	Same	Map 10
(NAME): Union Hill Road	(NAME): P/O	Pal. 34
(STREET ADDRESS OR ROUTE NUMBER): Goodlettsville, Tenn. 37072	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ——$8,750.00——

——Eight Thousand Seven Hundred Fifty & No/100—— *DOLLARS*

Cash in hand paid, the receipt of which is hereby acknowledged, we

WILSON GREGORY AND WIFE EDDEAN GREGORY

have bargained and sold, and by these presents do transfer and convey unto the said C. E. SPENCER, SR. AND WIFE OLA MAE SPENCER

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* Land in the 10th. Civil District of Davidson County, Tennessee, being shown as Tract No. 1 on a survey dated December 7, 1968, Made by Wayne S. Cooper, Sr., Tennessee Surveyor Certificate No. 17, and according to said survey is described as follows:

BEGINNING at a spike in the center of Ivy Point Road, same being the southwesterly corner of the property conveyed to Henry H. Reasoner by deed of record in Book 1046, page 564; thence with the center of said road, North 63 deg. 45' West 270.7 feet to a spike and North 61 deg. 35' West 70.55 feet to a spike; thence leaving said Road, North 12 deg. 25' East 650 feet to an iron pin; thence north 43 deg. 25' East 200 feet to an iron pin; thence North 0 deg. 58' West 1,938 feet to an iron pin; thence South 87 deg. 20' East 614.5 feet to an iron pin in an old fence; thence with said fence, South 2 deg. 45' West 2,388.6 feet to an iron pin, common corner to said Henry H. Reasoner; thence with said Reasoner, North 62 deg. 30' West 250 feet to an iron pin, and South 27 deg. 30' West 649 feet to the beginning, containing 36.33 acres, more or less.

Being part of the same property conveyed to Wilson Gregory and wife, Eddean Gregory, by deed from Paul E. Ballanfant, a widower, of record in Book 3679, page 203, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as northerly side of Ivy Point Road (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. E. Spencer, Sr., and wife Ola Mae Spencer their *heirs and assigns, forever.*

And we *do covenant with the said* C. E. Spencer, Sr., and wife Ola Mae Spencer *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.*

And we, Wilson Gregory and wife Eddean Gregory *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. E. Spencer, Sr., and wife Ola Mae Spencer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 18th *day of* January, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 8,750.00

C. E. Spencer
Affiant

Subscribed and sworn to before me, this the 18th day of January, 19 69

Matt H. Thomson
Notary Public

My Commission Expires: July 25, 1972
(Affix Seal)

Wilson Gregory
Wilson Gregory

Eddean Gregory
Eddean Gregory

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Wilson Gregory and wife Eddean Gregory

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, Tennessee *this* 18th *day of* January, *19*69.

Matt N Thomson
Notary Public

Commission expires July 25, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self* *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contcined, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JAN 20 69	CONV	*8,750.00				
JAN 20 69	S'TAX		A*	22.62		
JAN 20 69	PR'FEE		A*	.50		
JAN 20 69	W'DEED		A*	3.00	*	26.12

WARRANTY DEED

FROM
WILSON GREGORY, ET UX
TO
C. E. SPENCER, SR., ET UX

A 27345

IDENTIF. REFERENCE

JAN 20 10 15 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE