This instrument was prepared by: James H. Hill, Atty., 320 Gallatin Road, Madison, Tennessee 37115

BOOK 4407 PAGE 168

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George R. Cantrell etux.	Same	Map. 9
(NAME) Ridgewood Rt. #2, Box 280, Road (STREET ADDRESS OR ROUTE NUMBER)	(NAME) Same (STREET ADDRESS)	Pdc. 99
Goodletsville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN DOLLARS ($10.00) ---------- *DOLLARS* cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations received and acknowledged, therefore,

We, Charles E. Spencer, Jr. and wife, Ada B. Spencer (Ada B. Spencer & Ada Paulette Spencer being one & the same person) the grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* George R. Cantrell and wife, Lois H., the grantees, and 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 14th Civil District of Davidson County, Tennessee, according to a survey by Petty and Petty, Dated May 6, 1968, more particularly described as follows:

Beginning at a point in the easterly margin of Ridgewood Road; thence north 75 degrees, 0 min. east in a distance of 468 feet to a point; thence north 16 degrees 20 min. west a distance of 66.7 feet to a point; thence north 8 degrees 20 min. west a distance of 336.6 feet to a point; thence north 13 degrees 41 min. east a distance of 269 feet to a point; thence south 87 degrees 0 min. east a distance of 438 feet to a point; thence south 9 degrees 12 min. west a distance of 676 feet to a point; thence south 72 degrees 47 min. west a distance of 750 feet to a point in the easterly margin of Ridgewood Road; thence following two distances and bearings in the easterly margin of Ridgewood Road; North 18 degrees 0 min. west a distance of 76 feet to a point; thence north 28 degrees 36 min. west a distance of 80 feet to a point. Said point being point of beginning. This tract is designated as tract 3 and contains 8.31 acres. Being the same property as conveyed by warranty deed from Smiley to Spencer of record in Bk. 4243/pg. 99- R. O. D. C., Tennessee.

This is unimproved (X) improved ( ) property, known as (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 grantees, and 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.* taxes for '70 are pro-rated and assumed by the grantees.

And we, the grantors *do further covenant and bind* ourselves, and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27th *day of* March, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

× Charles E. Spencer, Jr.

× Ada Paulette Spencer

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, Charles E. Spencer, Jr. and wife Ada B. Spencer

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 Madison, Tennessee, this 27th day of March, 19 70

James K. Hill Notary Public

Commission expires April 15, 1970

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 contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of MAR 27 70 CONV., 19..... *3,650.00

MAR 27 70 S'TAX A* 9.36

MAR 27 70 PR'FEE A* .50 Notary Public

Commission expires..... MAR 27 70 W'DEED A* 3.00 * 12.86

Mail to: Mrs. Lois H. Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property (amount which the property would command at a voluntary sale) is $3,650 which [illegible] the property was [illegible]

Subscribed and sworn to before me this [illegible]

Notary Public

Commission Expires April 15, 1970

WARRANTY DEED

FROM

Charles E. Spencer, Jr. etux,
TO Ada B. Spencer

George R. Cantrell etux,

Lois H. Cantrell

A 72783

IDENTIF. REFERENCE

MAR 27 1 48 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee