This instrument prepared by: Wm. D. Omohundro, attorney, 1406 Nashville Trust Building, Nashville, Tennessee, 37201.

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George & Shelby Spencer (NAME)	Same (NAME)	Map 16
Route #3, Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 25 & 62
Goodletsville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 31

mail to

For and in Consideration of ~~xxxxxxx~~ love and affection and no monetary consideration, and for the express purpose of creating a ..... *DOLLARS* tenancy by the entireties, in and to the entire interest in this property previously held by George Thomas Spencer, all pursuant to TCA 64-109.

FEB 17 MISC A* 6.00 * 6.00

George Thomas Spencer

.....has..... ~~xxxxx~~ *bargained and sold, and by these presents do transfer and convey unto the said* George Thomas Spencer and wife, Shelby Jean Spencer and their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I.

Being land located on the Joelton to Union Hill Road, in the 10th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stone, Ada C. Binkley's S.E. Corner, in tract No. 4; thence N.3 E 191 poles to a stone; thence S. 87E 35 poles to a stone; thence 3 W 180 poles to a stone; thence S. 89 3/4 W 35 poles to the point of beginning, containing 41.50 acres more or less.

This is the same property conveyed to Mrs. Lillian Spencer by deed from James Arthur Binkley of record in Book 2884, page 255, R.O.D.C.

This property is subject to the life estate of James Arthur Binkley, an unmarried person.

TRACT II.

A tract of land in the 10th formerly the 22nd Civil District of Davidson County, Tennessee, described according to a survey made by J. A. Binkley, surveyor, April 17, 1920 and of record in Book 421, page 156, R.O.D.C., Tenn. and described as follows:

Beginning at an iron pin at the southeast corner of this tract and running thence with the south line of same, north 86½ degrees west 54 4/5 poles to a chestnut stump; thence west 69 poles; thence north 3 degrees East 112-2/5 poles to a locust post 3 beech pointers in an old road; thence with said road as follows: South 78 degrees East 49-4/5 poles to a stone; south 65 degrees East 17-3/5 poles; south 45 degrees east 4 poles; south 72 degrees East 12 poles; south 64 degrees East 8 poles; south 55 degrees East 4 poles; south 78 degrees East 8 poles; south 68 degrees East 8 poles; south 52½ degrees East 8 poles;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the _____ day of _____ Affiant

_____ 19____

My commission expires: _____ (Affix Seal) _____ Notary Public

South 85 degrees East 9-1/5 poles to a stone; running thence south 3½ degrees West 7-4/5 poles to a stone, formerly white oak; thence south 2 degrees West 66 poles to the beginning, containing 72 acres, more or less. Included in the description of Tract II but excluded from this conveyance is a tract of land heretofore conveyed to G. T. Binkley and subsequently by him or others conveyed to Mrs. Lillian Spencer, and husband W. T. Spencer.

This is the same property conveyed to Mrs. Lillian Frances Spencer by deed from James Arthur Binkley, an unmarried man, of record in Book 2884, page 255, R.O.D.C.

This property is subject to a life estate of James Arthur Binkley, an unmarried man.

The grantor in this instrument, George Thomas Spencer, inherited the property described herein from his mother, Lillian Frances Spencer, who died on May 7, 1970 in Nashville, Davidson County, Tennessee, testate, leaving her only child, George Thomas Spencer, as her sole heir and beneficiary at law and under said will and which will was probated in the Probate Court for Nashville, Davidson County, Tennessee, on June 3, 1970.

This is unimproved (X) improved ( ) property, known as Union Hill Road, Joelton, Tennessee
(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 George Thomas Spencer and wife, Shelby Jean Spencer and their *heirs and assigns, forever.*

And I *do covenant with the said* George Thomas Spencer and wife, Shelby Jean Spencer *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And George Thomas Spencer *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* George Thomas Spencer and wife Shelby Jean Spencer *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my and their *hand this* 17TH *day of* December, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ George T S
George Thomas Spencer

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

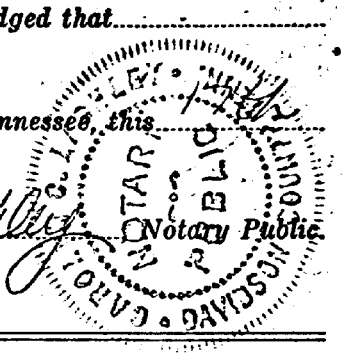
Personally appeared before me, Carolyn Lashley, *a Notary Public in and for said County and State, the within named* George Thomas Spencer

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

Witness my hand and official seal at Nashville, *Tennessee, this day of* December, *19*71

Carolyn C Lashley *Notary Public.*

Commission Expires 11/12/75



STATE OF.....
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, and who acknowledged that executed the within instrument for the purposes therein contained.

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

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

B 4885

IDENTIFICATION REFERENCE
FEB 17 12 7 PM '72
FELIX M. DUNN REGISTER
DAVIDSON COUNTY, TENN.

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*....., *19*.....

.....
Notary Public

Commission Expires.....