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

WARRANTY DEED

BOOK 4577 PAGE 383

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. 59
Goodletsville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of ~~the sum of~~ love and affection and no monetary consideration and for the express purpose of creating a 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. *DOLLARS*

FEB 17 MISC A* 6.00 * 6.00

George Thomas Spencer has *~~bargained~~ 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:*

Situated in the 10th District of said County and State, Beginning at a rock pile with dogwood pointer, and old corner in Binkleys and Paradises line, and running thence South 7. West 71.60 poles to a stone in Hunters west boundry line; thence with Joe Laniers North boundry line 56.68 poles to a stone; Mrs. Ida Adcocks South East corner; thence North 19 East, 76 poles to a stake; thence East 41.60 poles to the point of beginning, containing 21.62 acres more or less;

This is the same property conveyed to Lillian Binkley Spencer and husband W. T. Spencer by deed from G. T. Binkley of record in Book 1157, page 653, R.O.D.C., Tennessee.

The grantor in this instrument, George Thomas Spencer, inherited the propert herein described from his father, W. T. Spencer, who died February 10, 1970, intestate, leaving said George Thomas Spencer, his only child and his spouse, Lillian Frances Spencer, as his sole heirs at law, and the estate of W. T. Spence was admitted to probate in the Probate Court of Davidson County, Tennessee on June 4, 1970. Said George Thomas Spencer inherited his mother's interest in the land described herein when his mother, Lillian Frances Spencer, 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 of Davidson County, Tennessee on June 3, 1970.

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 _____, 19____

_____ Affiant

My commission expires: _____ (Affix Seal)

_____ Notary Public

BOOK 4577 PAGE 384

unimproved ( )
This is 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 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 and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *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.*

George Thomas Spencer

BOOK 4577 PAGE 385

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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1971.

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

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 .

8 8 9 T 8 4 8

FEB 17 12 09 PM '72
FILED IN REGISTER
DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE