THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4761 PAGE 978

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
17-0-52 P/O P/O	Mr/Mrs C. K. Smith same as below	Home Federal Savings & Loan L & C Tower Nashville, Tenn. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
10-D-3300	Route 3 Union Hill Rd. Goodlettsville, Tenn.	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

C. E. SPENCER and wife, OLA MAE SPENCER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto C. K. SMITH and wife, BONNIE ELIZABETH SMITH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Tract No. 2 of the Subdivision of The C. E. Spencer Lands, unrecorded, described as follows:

BEGINNING at an iron pin in the southwest margin of Union Hill Road at the northwest corner of Tract No. 3 C. E. Spencer property, as of record in Book 4595, page 199; thence with the line between Tracts 2 and 3, south 23 degrees east 415 feet to an iron pin in the northwest line of Tract No. 1; thence with said northwest line south 68 degrees west 315 feet to an iron pin; being the southwest corner of the herein described tract; thence north 23 degrees west 415 feet to a point in the southwest margin of Union Hill Road; thence with the margin of same, north 68 degrees east 315 feet to the point of beginning.

Being part of the property conveyed to C. E. Spencer and wife, Ola Mae Spencer, by deed from Ora C. Tayes, as of record in Book 2598, page 598.

This conveyance is made subject to the right to use spring for the purpose of watering stock as set out in Book 911, page 453.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of November, 1973.

Ola Mae Spencer

C. E. Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4761 PAGE 979

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named C. E. Spencer and wife, Ola Mae Spencer the 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 Nashville, Tennessee, this, the 1st day of November, 1973.

My commission expires: 7-27-77

David B. Herbert
Notary Public

DAVID B. HERBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 1973

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

DAVID B. HERBERT ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
C. E. SPENCER AND WIFE

TO
C. K. SMITH AND WIFE

C 30686

IDENTIF. REFERENCE

Nov 5 3 00 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

L-80096-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOV-5 CONV 34,500.00
NOV-5 ST'S TAX A* 89.70
NOV-5 PR FEE A* .50
NOV-5 DEED A* 4.00 * 94.20

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public