WARRANTY DEED

BOOK 4790 PAGE 253

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Spencer Jr.	Charles E. Spencer Jr.	Map 10
(NAME)	(NAME)	
Route 2 -	Same	par 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn. 37072	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Five Thousand ($5,000.00) and no/100 - *Dollars,*

cash in hand paid by Charles E. Spencer Jr. and wife Ada P. Spencer, the receipt of which is hereby acknowledged.

I, Mildred Gafford

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Spencer Jr. and wife Ada P. Spencer their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 10th Civil District of Davidson County, Tennessee. A 3.02 acre portion of a 21 acre tract by a survey of Wayne A. Cooper Sr., which is not recorded.

Said 3.02 acres commences in the center of Ivy Point Road, at a spike between the border line of E. R. Benton and H. A. Krantz and J. W. Cook; thence with said line south 11 degrees 00 W 291 feet to an iron pin. Then between Glennie E. Benton's line and said H. A. Krantz and J. W. Cook north 79 degrees W 497.7 feet to an iron pin; thence north 11 degrees 00 E 345.7 feet to a spike in the center of Ivy Point Road; thence with the center of Ivy Point Road, south 72 degrees 44' E 397.7 feet to the point of beginning.

Being the same property conveyed to Mildred Gafford by deed from Herman A. Krantz and wife of record in book 4296, page 314, said Register's Office.

Taxes for the year 1974 are assumed by grantees.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 20TH day of February 19 74

Affiant Charles E. Spencer

My commission expires: 2-1-75 (Affix Seal)

Notary Public H B Duncan

This is { unimproved (X) improved ( ) } property, known as Ivy Point Road (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles E. Spencer Jr. and wife Ada P. Spencer their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Spencer Jr. and wife Ada P. Spencer their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 20TH *day of* February 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mildred Gafford

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* Mildred Gafford

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

Witness my hand and official seal at Nashville, Tennessee *this* 20th *day of* February, *19* 74

H B Duncan
Notary Public

H. B. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Commission expires 2-1-75

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 .....

FEB21 CONV *5,000.00
FEB21 STAX A* 13.00
FEB21 PRFEE A* .50
FEB21 WDEED A* 4.00 * 17.50

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WARRANTY DEED

FROM Mildred Gafford

TO Charles E. Spencer Jr. Etux

C 42874

IDENTIF. REFERENCE

FEB 21 2 22 PM '74

FELIX E. WILSON JR 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