THIS INSTRUMENT PREPARED BY

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
M. P. 10-0-42 PW	Hugh L. Hollandsworth et ux Ivey Point Road Goodlettsville, Tennessee	Same BOOK 4865 PAGE 847
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) (Same)	LOAN OR ACCOUNT NO.
		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 and no/100 ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

STEVE D. SPENCER and wife, BETTY LOUISE SPENCER
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HUGH L. HOLLANDSWORTH and wife, MARY L. HOLLANDSWORTH

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:

A tract of land in the 10th Civil District of said County and more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, July 1, 1971, Certificate #17, as follows:
BEGINNING at an iron spike in the center of Ivey Point Road, corner to Teddy Armstrong; thence north 0 degrees 55' west 640 feet to an iron pin; thence east 218 feet to an iron pin; thence south 0 degrees 55' east 585 feet to an iron pin; thence south 21 degrees 35' west 235 feet to a spike in center of road; thence with center of road north 61 degrees 35' west 139.0 feet to the point of beginning, containing 3 acres, more or less.
Being the same property conveyed to Steve D. Spencer and wife, Betty Louise Spencer by deed from James D. Strickland and wife, as of record in Book 4863, page 313, said Register's Office.
This conveyance is subject to any land within the bounds of Ivey Point Rd. described herein and an easement for right of way as retained in the deed from Samuel Leon Spencer & wife, to James D. Strickland as of record in Book 4528, page 244 said Register's Office & described as follows:
BEGINNING at a point 50 feet east of Northwest corner of this property; thence due east 60 feet more or less to a point; thence S 40° 0 east 175 feet more or less to a point on East line of the property, thence S 0° 55' east 60 feet more or less to a point; thence N 40° W 265 feet to the point of beginning & described according to a survey by Wayne Cooper, Surveyor, July 1, 1971.

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 5th day of November, 1974.

Steve D. Spencer
STEVE D. SPENCER

Betty Louise Spencer
BETTY LOUISE SPENCER

BOOK 4865 PAGE 848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Steve D. Spencer and wife, Betty Louise 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 5th day of November, 1974.

My commission expires: 7/27/77

Notary Public

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 $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF November, 1974.

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL) Notary Public

C 77128

IDENTIF. REFERENCE

Nov 6 9 23 AM '74

FELIX Z. HUDSON JR REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

STEVE D. SPENCER AND WIFE,

BETTY LOUISE SPENCER

TO

HUGH L. HOLLANDSWORTH AND

WIFE, MARY L. HOLLANDSWORTH

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

Mail Fed. Land Bank
Box 811
Lafayette, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOV-6 CONV 28,000.00
NOV-6 S'TAX A* 72.80
NOV-6 PR'FEE
NOV-6 W'OFED
and * 4.00 * 77.30

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____, 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