BOOK 4919 PAGE 124

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Steve D. Spencer, et ux, (NAME)	Steve D. Spencer (NAME)	Map 10
Chestnut Hill Villa (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par 36
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seven thousand five hundred and no/100 ($7,500.00) *Dollars,* cash in hand paid by Steve D. Spencer and wife, Betty Louise Spencer, receipt of which is hereby acknowledged.

We, Charles E. Spencer, Jr., and wife, Ada P. Spencer, *have this day bargained and sold, and do hereby transfer and convey unto the said* Steve D. Spencer and wife, Betty Louise 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 Charles E. Spencer, Jr. and wife, Ada P. Spencer, by deed from Mildred Gafford of record in Book 4790, page 253, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 3rd day of June 19 75

Affiant Steve D. Spencer

My commission expires: 1-29-78 (Affix Seal)

Notary Public D. Y. Brewer

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved (X) improved ( ) property, known as Ivy Point Road, Nashville, Tennessee (House Number) (Street) 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 Steve D. Spencer and wife, Betty Louise Spencer, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Steve D. Spencer and wife, Betty Louise Spencer, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 2nd *day of* June, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles E. Spencer, Jr.

Ada P. Spencer

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

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, D. J. BREWER, a Notary Public in and for said County and State, CHARLES E. SPENCER, JR. AND WIFE, ADA P. SPENCER

the within named bargainorS., 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 OLD HICKORY this 3rd day of JUNE, 1975.

D. J. Brewer

Commission expires 1-29-78

D. J. BREWER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 offices in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

WARRANTY DEED

FROM

CHARLES E. SPENCER, JR. ET UX.

TO

STEVE D. SPENCER, ET UX.

0 0 1 3 0 9

IDENTIF. REFERENCE

JUN 5 2 38 PM '75

FELIX A. HAILEY REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by

KIRK C. WAITE
Professional Corporation
3250 Dickerson Road
Nashville, Tennessee 37207

JUN-5 75	CONV	*7,500.00			
JUN-5 75 S TAX			A*	19.50	
JUN-5 75 P&F FEE			A*	.50	
JUN-5 75	M DEED		A*	4.00	* 24.00

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238
Old Hickory Employees Credit Union
Old Hickory, Tennessee