BOOK 4986 PAGE 852

This instrument prepared by
J. K. WOODARD, Attorney at
223 MADISON ST.
MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Spence (NAME:)	James R. Spence (NAME:)	Map: 182-98
P. O. Box 56 (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	5D-35780
Antioch, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------

---------- ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantee the balance owing on a note, dated May 28, 1975, in the original principal amount of $22,000.00, payable in monthly installments and secured by a Deed of Trust of record in Book 4926, page 723 and by Deed of Trust correction of record in Book _____, page _____ said Register's Office to which reference is here made for a more complete description of said note,

I, Ken J. Mason,

have bargained and sold, and by these presents do transfer and convey unto the said James R. Spence, his heirs and assigns,

my one-half undivided interest in ~~xxxxxxxxxxxx~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Beginning at an iron pin in the easterly margin of Cain Ridge Road said pin being 25.00 feet from the center of road and 607.20 feet south of Bond's northwest corner as conveyed in Book 4586, page 43, Register's Office for Davidson County, Tennessee; thence southeasterly 39.27 feet with a curve having a radius of 25.00 feet to an iron pin; thence south 87° 00' east 713.00 feet; thence northeasterly 351.81 feet with a left curve having a radius of 326.70 feet to an iron pin; thence north 31° 18' east 82.25 feet; thence north 2° 33' west 359.42 feet to an iron pin the Ike Johnson's southerly line; thence with an existing wire fence south 85° 36' east 225.00 feet; thence south 86° 08' east 336.76 feet to Bond;s northeast corner; thence south 6° 13' west 627.37 feet; thence south 5° 40' west 469.94 feet to Bond's southeast corner; thence continuing with existing wire fence north 86° 24' west 484.19 feet; thence north 17° 38' west 302.88 feet; thence westerly 137.85 feet with a right curve having a radius of 376.70 feet; thence north 87° 00' west 713.00 feet; thence southwesterly 39.43 feet with a left curve having a radius of 25.0 feet to an iron pin in the margin of Cain Ridge Road; thence north 3° 00' east 100.16 feet to the point of beginning, containing 15.49 acres.

Being the same property conveyed to James R. Spence and Ken J. Mason by deed from Rachel Yates Bonds of record in Book 4911, page 953, Register's Office for Davidson County, Tennessee.

Virginia M. Mason joins in this conveyance for the express purpose of conveying any dower and homestead interest she may have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500

Affiant

Subscribed and sworn to before me, this the 17th day of October, 19 77

Notary Public

My commission expires: 11-7-80

Affix Seal

STATE OF TENNESSEE

unimproved ( )
This is improved ( ) property, known as Cain Ridge Road, Nashville, Tennessee
(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 Grantee *his heirs and assigns, forever.*

And I *do covenant with the said* Grantee *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 I, Ken J. Mason, *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* Grantee *his heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7th *day of* January, 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.*

Ken J Mason

Virginia M Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ken J. Mason and wife, Virginia M. Mason

the 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 Nashville, Tennessee, this 7th day of January, 1976.

Charles Phillips, Notary Public.

Commission Expires 11-7-79

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.....

WARRANTY DEED

FROM

Ken J. Mason

TO

James R. Spence

D 3 1 4 4 2

IDENTIF. REFERENCE

JAN 9 10 16 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

JAN-9%	CONV	12,500.00			
JAN-9% S'TAX			B*	32.50	
JAN-9% PR'FEE			B*	.50	
JAN-9%	W'DEED		B*	8.00	* 41.00