This instrument prepared by Hugh M. Carmichael, Attorney, Sparta, Tennessee.

Map 84-14
Par 215

WARRANTY DEED

THIS INDENTURE made and entered into on this the 22nd day of August, 19 77, by and between DONALD RAY ELLEDGE and wife, JANE TRIGG ELLEDGE, hereinafter referred to as the GRANTORS, and BILLY GENE SPENCE and wife, BARBARA DAVIDSON SPENCE, hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of

Thirty-six Thousand Five Hundred Fifty ($36,550.00) Dollars, cash in hand paid,

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 77 on the Map of Donelson Meadows, recorded in Book 1835, page 35, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Dellrose Drive at the corner of Lots Nos. 76 and 77; thence with the line between said lots Southerly 181 feet to a point; thence Westerly 78 feet to the corner of Lots Nos. 77 and 78; tence with the line between said lots, Northerly 180.6 feet to the South margin of Dellrose Drive; thence with the margin of said same, Easterly 78 feet to the point of beginning.

This conveyance is subject to easements, restrictions, set back lines of record applicable to said property.

Being the same property conveyed to Donald Ray Elledge and wife, Jane Trigg Elledge, by deed from Jane H. Hibler, which deed is of record in Deed Book 4926, page 560, in the Register's Office for Davidson County, Tennessee.

1977 taxes will be prorated, 8 months to Grantors and 4 months to Grantees.

Person responsible for payment of taxes:
Greer Mortgage Company
2401 Hillsboro Road
Nashville, Tennessee 37212

Buyer:
Billy Gene Spence and wife, Barbara Davidson Spence
205 Dellrose Drive
Nashville, Tennessee

E 21923

IDENTIF. REFERENCE

AUG 23 9 53 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG23 77	CONV	36,550.00			
AUG23 77	S'TAX		B*	94.90	
AUG23 77	PR'FEE		B*	.50	
AUG23 77	W'DEED		B*	6.00	* 101.40

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS our hands on this the day and date first above written.

Donald Ray Elledge

Jane Trigg Elledge

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

Donald Ray Elledge and wife, Jane Trigg Elledge, the bargainors, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, in Nashville, Tennessee, on this the 22nd day of August, 1977.

John V. Adams
Notary Public

My Commission expires:

STATE OF TENNESSEE, WHITE COUNTY
The foregoing instrument and certificate were noted in Note Book ____, Page ____ at ____ o'clock ____ M ____ 19 ____ and recorded in ____ Book ____ Page ____ State Tax Paid $ ____ Fee ____ Recording Fee ____ Total $ ____
Witness My hand.
Receipt No. ____

Register of Deeds for White County

STATE OF TENNESSEE DAVIDSON ~~WHITE~~ COUNTY

FORM FOR OATH

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 36,550.00, which amount is equal to or greater than the ~~amount which~~ the property or interest in property transferred would command at a fair voluntary sale.

Billy Gene Spence
Affiant

Subscribed and sworn to before me, this 22nd day of August, 1977.

John V. Adams
Notary Public or Register

My Commission expires: 3-8-80