WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
10-37	Mr/Mrs James D. Barry	~~Federal Land Bank~~ James D. Barry Goodlettsville Rt 3 Ivy Point Rd. Tenn 37072
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
10D-17150	Ivy Point Road	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 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JUN-6 80	CONV	79,500.00			
JUN-6 80	S'TAX		B*	206.70	
JUN-6 80	PR'FEE		B*	.50	
JUN-6 80	W'DEED		B*	4.00	* 211.20

C. E. SPENCER, SR., and wife, OLA MAE SPENCER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES D. BARRY and wife, DOROTHY E. BARRY

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:

Being shown as Tract No. 1 on a survey dated Dec. 7, 1968, made by Wayne S. Cooper, Sr., Tennessee Surveyor, Certificate No. 17 and is described as follows: BEGINNING at a spike in the center of Ivy Point Road, same being the southwesterly corner of the property conveyed to Henry N. Reasoner by deed of record in Book 1046, page 564; thence with the center of said Road, north 63 degrees 45 minutes west 270.7 feet to a spike and north 61 degrees 35 minutes west 70.55 feet to a spike; thence leaving said Road, north 12 degrees 25 mintues east 650 feet to an iron pin; thence north 43 degrees 25 minutes east 200 feet to an iron pin; thence north 0 degrees 58 minutes west 1,938 feet to an iron pin; thence south 87 degrees 20 minutes east 614.5 feet to an iron pin in an old fence; thence with said fence, south 2 degrees 45 minutes west 2,388.6 feet to an iron pin, common corner to said Henry N. Reasoner; thence with said Reasoner, north 62 degrees 30 minutes west 250 feet to an iron pin and south 27 degrees 30 minutes west 649 feet to the beginning, containing 36.33 acres, more or less.

Being the same property conveyed to C. E. Spencer, Sr., and wife, Ola Mae Spencer, by deed from Wilson Gregory and wife, as of record in Book 4302, page 730.

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, Except 1978 taxes which have been prorated and assumed by Grantees.

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 6th day of June, 1978.

C. E. Spencer, Sr.

Ola Mae Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

C. E. Spencer, Sr., and wife, Ola Mae 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 6th day of June, 1978.

Harry R Smith
Notary Public

My commission expires:
4/19/81

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 $ 79,500.00

James D. Barry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 19 78

MY COMMISSION EXPIRES 4/19/81 (AFFIX SEAL) Harry R Smith Notary Public

E 6 9 4 4 3

IDENTIF. REFERENCE

JUN 6 2 23 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

WARRANTY DEED

FROM

C. E. SPENCER, SR., AND WIFE

TO

JAMES D. BARRY AND WIFE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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