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2529 10/27 5.90- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500.00

W. T. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 19 77.

Notary Public

MY COMMISSION EXPIRES: May 24-1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Spencer, Jr., et ux	Charles E. Spencer, Jr.	Map 16
(NAME)	(NAME)	
Route #2	Route #2	P/O Par 22
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. T. Binkley and wife, Esther Golden Binkley,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Spencer, Jr. and wife, Ada Paulette Spencer,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A TRACT of land in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Southern Land & Associates, Inc., September 12, 1977, as follows:

BEGINNING at a point in the center of Union Hill Road, same being a common corner with property that was now or formerly owned by Edward Paul Binkley; thence following the center line of Union Hill Road in a southeasterly direction 204.48 feet to a point; thence leaving said Union Hill Road N. 3° 0' 2" E. 326.65 feet to a point; thence S. 89° 49' 47" W. 207.59 feet to Tract shown as Tract 2; thence with the northerly line of Tract 2, S. 89° 49' 47" W. 244.29 feet to a point; thence S. 0° 10' 13" E. 27.40 feet to a point in a fence line; thence following the fence line, S. 89° 49' 12" E. 245.79 feet to a point in Tract 1 in a fence line; thence with said fence line, S. 3° 19' 59" E. 197.68 feet to the point of beginning, Tract 1 containing 1.219 acres, Tract 2 containing .154 acres, more or less. All calls are by magnetic north.

BEING a portion of the same property conveyed to W. T. Binkley and wife, Esther Golden Binkley, by deed of record in Book _____, Page _____, Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of October, 19 77

W. T. Binkley Esther Golden Binkley

W. T. BINKLEY ESTHER GOLDEN BINKLEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. T. Binkley and wife, Esther Golden Binkley,

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 Goodlettsville, Tennessee, this 8th day of October 19 77

Commission expires May 24 1981

Robert R. Galbreath
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

mail: Bank of Goodlettsville
Goodlettsville, Tenn. 37072

WARRANTY DEED

FROM

W. T. Binkley, et ux

TO

Charles E. Spencer, Jr., et ux

F-36992

IDENTIF. REFERENCE

JUN 27 11 25 AM '79

FELIX ... RESISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			500.00- CO	
			1.30 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	5.80-
			2529A06/27/79 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 369 92

IDENTIF. REFERENCE

JUN 27 11 25 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 693375